

# \$1,359,000 - 10350 144 Avenue, Clairmont

MLS® #A2217807

**\$1,359,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.21 Acres

NONE, Clairmont, Alberta

Prime location!!! Lots of storage space on this 3.21 acre, fenced lot in the County and one block from city limits. Includes a 6,152 square foot shop, 2 coverall buildings (3,240 sq ft and 5,040 sq ft) and a 1,000 square foot, fully wired, detached office. The main shop features a mechanical room, wash room, 3 shop areas, , staff area in mezzanine, and an attached coverall. 600 amp electrical in shop. 580 volt power on site with 600 cfm compressor. This property is set up for sand blasting and painting. The Seller recently added a 54' x 16' Paint Booth and has it inside the 120' x 40' Cover All Building. Opportunity for a buyer to start their own business, as the seller will sell the Sand Blasting Equipment for an additional \$200,000.00.

Built in 2000

## Essential Information

MLS® #	A2217807
Price	\$1,359,000
Bathrooms	0.00
Acres	3.21
Year Built	2000
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	10350 144 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 7S9

### **Amenities**

Parking Spaces	40
----------------	----

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	16
Zoning	RM-2

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.