

# \$2,499,000 - 9319 81 Avenue, Clairmont

MLS® #A2235768

**\$2,499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Clairmont, Alberta

INCREDIBLE OPPORTUNITY - 8819 SQFT OF SHOP AND OFFICE SPACE - RM-2 - 2 LOTS (2.87 AND 2.66 ACRES) TOTAL OF 6 ACRES FENCED, POWERED YARD SITE. 10 TON CRANE RECENT INSPECTION. 3.5 BAYS - 3 DRIVE THROUGH APPROX 100' FT BAYS WITH 16' DOORS. HOTSEY PRESSURE WASH PLUS AIR. POWER TO FENCE PARKING PLUS GATE. NEW FURNACE. ROUGHLY 4 OFFICES, RECEPTION PLUS LUNCH/BOARD ROOM. VACANT THIS AUGUST!!! PHENOMENAL OPPORTUNITY WELL UNDER REPLACEMENT VALUE !

Built in 2013

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2235768    |
| Price      | \$2,499,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2013        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 9319 81 Avenue |
| Subdivision | NONE           |
| City        | Clairmont      |



|             |                                 |
|-------------|---------------------------------|
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0W0                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 104             |
| Zoning         | RM-2            |

### **Listing Details**

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

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