

\$2,990,000 - 8601 99 Street, Clairmont

MLS® #A2234951

\$2,990,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Clairmont, Alberta

Incredible opportunity. This Office structure is partially developed and comes with 5 Acres+/- of well packed fully developed fenced and graveled lot. Each floor is 13,000 Square Feet. Could be a great headquarters with lots of room to build an industrial shop\ and the 6.5 Acre lot adjacent is also available. Potential of a 11.5 Acre site visible from HWY 2 and just north of McDonalds and Shell Gas Station. This building is easily modified to suit your needs. Upstairs is a vacant slab with roughed-in washrooms and fully functioning HVAC. The building has a fire suppression system. Easy to view.

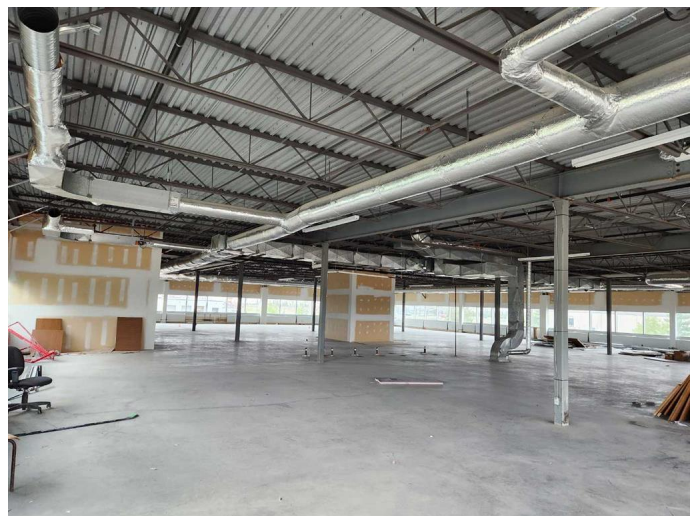
Built in 2006

Essential Information

| | |
|------------|-------------|
| MLS® # | A2234951 |
| Price | \$2,990,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8601 99 Street |
| Subdivision | N/A |
| City | Clairmont |



| | |
|-------------|---------------------------------|
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8X 5A8 |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 8 |
| Zoning | RM-2 |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Tom Shields Realty Inc. |
|----------------|-------------------------|

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.