

\$8,300,000 - 9526 85 Avenue, Clairmont

MLS® #A2256747

\$8,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Clairmont, Alberta

State of the art industrial facility. There is 2 years left on the current lease. 6.61 Acres of graveled land and fenced. This shop is in pristine condition. Single user building and built in 2014. Make this shop and yard your nest home. Enjoy the lease income until you have possession.

Built in 2014

Essential Information

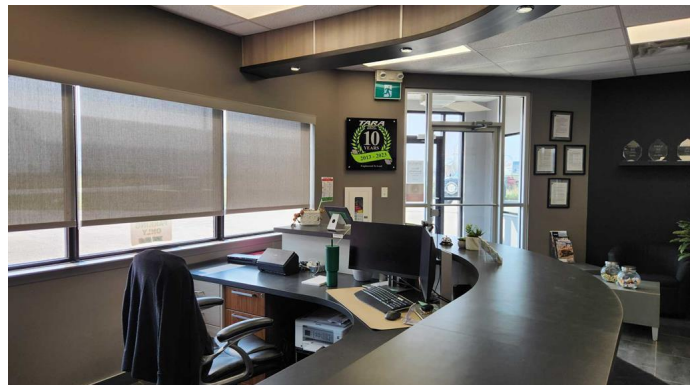
MLS® #	A2256747
Price	\$8,300,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	9526 85 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0M2

Additional Information

Date Listed	September 12th, 2025
-------------	----------------------



Days on Market	58
Zoning	RM-4 Highway Industrial

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.