

# \$1,250,000 - 10350 144 Avenue, Clairmont

MLS® #A2248004

**\$1,250,000**

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 the mezzanine, and an attached coverall. 600 amp electrical in shop. 580 volt power on site with 600 cfm compressor. The Seller recently added a 54' x 16' Paint Booth and has it inside the 120' x 40' Cover All Building. This property provides a perfect opportunity for someone to start or expand their own sandblasting / painting business!! The sand blasting equipment can be purchased for an additional \$200,000.00.

Built in 1997

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2248004    |
| Price      | \$1,250,000 |
| Bathrooms  | 0.00        |
| Acres      | 3.21        |
| Year Built | 1997        |
| 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    | August 12th, 2025 |
| Days on Market | 88                |
| Zoning         | RM-2              |

### **Listing Details**

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

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