

\$18,800,000 - 9510 78 Avenue, Clairmont

MLS® #A2253057

\$18,800,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Clairmont, Alberta

53,335 Square Foot PREMIUM INDUSTRIAL FACILITY on 17.6 Acres. Currently gainfully leased with approximately 8 years remaining. Very strong tenant and lease. The Facility is state-of-the art and in impeccable condition with a well documented move-in report. The property has 3 access points. 11 Bays including 2 wash-bays. The ground work is exceptional. 10 Ton Crane, board rooms parts rooms and modern office space are just some of the features. This only 10 years old. A sound investment.

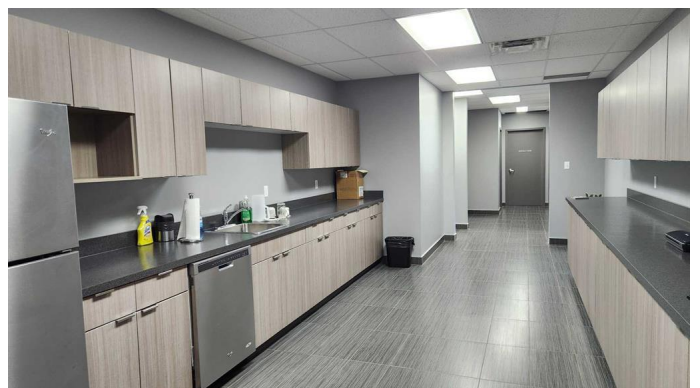
Built in 2015

Essential Information

MLS® #	A2253057
Price	\$18,800,000
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	9510 78 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta



Postal Code T8X 0M2

Additional Information

Date Listed September 1st, 2025

Days on Market 68

Zoning RM-2 - RURAL MEDIUM INDUS

Listing Details

Listing Office Tom Shields Realty Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.