

# \$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       58

Zoning                 RM-2 - RURAL MEDIUM INDUS

### **Listing Details**

Listing Office           Tom Shields Realty Inc.

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