



9201 99 Street, Clairmont

Freestanding Industrial Building



PROPERTY HIGHLIGHTS

Address:	9201 99 Street, Clairmont
Legal:	Plan 0522766, Block 1, Lot 9A
Zoning:	RM-2 Rural Medium Industrial
Lot Size:	3.08 Acres
Building Size:	14,164 SF (+/-)
Warehouse Size:	10,000 SF (+/-)
Office Size:	4,164 SF (+/-)
Possession:	60 Days
Property Tax:	\$37,600 (2023 Est)
Sale Price:	\$3,200,000.00 \$2,990,000.00



PROPERTY DETAILS

- **Additional 10 acres available**
- 5 Drive-through bays
- Good turning radius - 2 access points
- Drive-through wash bay
- Excellent access to highway 2, highway 43 and 100 avenue
- Neighbouring businesses include FluidPRO Oilfield Services Ltd., Dragon Energy Sales and Services, H2Oil Energy inc. and Ocean Fluid & Filtration
- Located in the heart of Northgate Industrial Park
- Stand-alone industrial building
- Fenced and gated yard – well graveled
- 2 floors of neat built office



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 **PROPERTY
DETAILS**

Yard:	Paved & Fenced
Heat:	Radiant
Power:	400 Amp / 480 V / 3 Phase (TBC)
Loading:	8 x 16' Grade Doors 2 x 18' Grade Doors
Ceiling Height:	24'
Wash Bay:	Yes
Sump:	Yes





LOCATION FEATURES

- **Proximity to Highway 2:** Easy access to major transportation routes, connecting to Grande Prairie and beyond.
- **Industrial Hub:** Located in a growing industrial area with a range of businesses and services nearby.
- **Close to Clairmont Lake:** Offering recreational opportunities and scenic views within a short drive.
- **Nearby Amenities:** Minutes from gas stations, restaurants, and local retail options, ensuring convenience for employees and clients.
- **Expanding Commercial Area:** Situated in a rapidly developing region with strong growth potential for businesses.



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