

720049 RR63 Clairmont, AB TOHOWO

Commercial  
Active

A2231015

W: 6 R: 6 T: 72 S: 3 Q: NW **DOM:** 7 **LP:** \$2,400,000.00  
**PD:** **CDOM:** 7 **LR:**  
**OP:** \$2,100,000.00



**Trans Type:** For Sale **Title:** Fee Simple  
**County:** Grande Prairie No. 1, County of **City:** Clairmont  
**Type:** Industrial **SQFT:** 8,976  
**Bus Type:** **Year Built:** 2025  
**Building Type:** **Business:** No  
**Subdivision:** NONE **# Floors:**  
**LINC#:** 0039949086 **# Buildings:**  
**Legal Pln:** 2421524 **Blk:** 2 **Lot:** 2  
**Zoning:** GC **Tax Amt:** \$0.00  
**Lot Size:** 3.16 Ac **Tax Year:** 2024  
**Exclusions:** No **SRR:** No  
**Reports:** None **Leg Unit #:**  
**Restrictions:** None Known  
**Disclosure:**  
**Owner Type:**  
**Possession:** Negotiable

Recent Change: 06/17/2025 : UP : \$2,100,000->\$2,400,000

**Public Remarks:** (3) 120' DRIVE THROUGH BAYS AND PLENTY OF FENCED YARD with prime frontage to get your business noticed on this very busy route. BRAND NEW build with 6) 16' W X 18' H Overhead doors. Reception and 2 offices plus Lunchroom/ Boardroom/ locker room and separate shop and office bathroom. Yard will be completed with well packed gravel and fully fenced. Need more yard, shop or something custom? Reach out. Adjoining 4.33 acres can be purchased as well.

Property Information

**Building Area:** 8,976.00 **Nearest Town:** **Frontage:**  
**Exclusions:** n/a  
**Water Supply:** Well  
**Sewer/Septic:** Holding Tank  
**Inclusions:** n/a

Industrial Information

**Yard Size:** **# Grade Doors:** 0 **# Load Doors:** 0 **Clr Ceiling Ht:**  
Loading Doors

Door #	Type	Height	Width	Weight	# Drs	Door Desc
1	Overhead	18.00	16			

Agent & Office Information

**List Agent:** [Tim Blake](#) tim@conquestdevelopments.com **Phone:** 780-897-8847  
**List Firm:** [RE/MAX Grande Prairie](#) **Phone:** 780-538-4747  
**Firm Address:** 10114-100 St., Grande Prairie, T8V 2L9 **Firm Fax:** 780-539-6740  
**Appt:** not built yet - can show vacant land any time  
**Showing Contact:** Tim Blake 780-897-8847 **List Date:** 06/13/2025  
**Comm:** 1.5% **Expiry Dt:** 06/30/2026  
**LB Type/Info:** None/ **With Dt:**  
**Owner Name:** Agent for Vendor **Ownership:** Private  
**Occupancy:** New; Never Occupied **Exclusion:** No **SRR:** No  
**Member Rmks:**

**Printed Date:** 06/23/2025 9:58:34 AM  
INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.