



9201 99 Street, Clairmont

**Freestanding Industrial Building**



## PROPERTY DETAILS

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:	<del>\$3,200,000.00</del> <b>\$2,990,000.00</b>



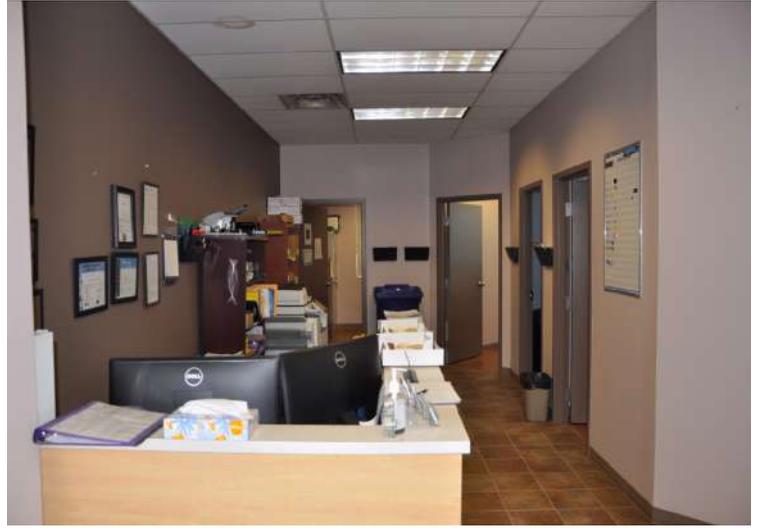
## PROPERTY HIGHLIGHTS

- **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



**Jim McKinnon**  
 Broker / Partner  
 780-719-8183  
 jim@aicrecommercial.com

**Erin Oatway**  
 Partner / Associate  
 780-218-7585  
 erin@aicrecommercial.com



**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





# PROPERTY LOCATION

9201 99 Street, Clairmont

Neighbourhood features:



## 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.



Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify the information. The information may change at any time.



**Jim McKinnon**  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com

**Erin Oatway**  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com