

15825 100 Street  
Clairmont, Alberta

MLS # A2117132



**\$6,000,000**

<b>Division:</b>	N/A
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Storage
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	9,270 sq.ft.
<b>Zoning:</b>	RM-2

<b>Heating:</b>	Boiler	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Clay Tile	<b>Utilities:</b>	Electricity Connected, Water At Lot Line, Natural Gas Cor
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	Dugout, Well	<b>Lot Size:</b>	10.82 Acres
<b>Sewer:</b>	Private Sewer, Septic Field	<b>Lot Feat:</b>	Landscaped, Yard Lights, See Remarks
<b>Inclusions:</b>	Washer, Dryer, Fridge, Stove, Built-in Oven, Dishwasher, Window Coverings		

High visibility, multiple uses, and superior location for this 10.82 Acre site located on the corner of Highway 43 and 100 Street. Site allows for a multitude of future development options such as Convenience, Gas Bar and several other commercial uses. The site is currently developed with an established RV and Mini Storage Business, centered with a fully developed custom 1.5 Storey Home and office complete with 2,870 ft<sup>2</sup>; living and office area. The North portion of the land serves as a 250-unit RV storage area with controlled (key fob) and security access, and the South portion provides a fully fenced and gravelled storage site complete with 4 Block and concrete buildings measuring 1,600sq.ft each. There are a total of 63 storage units on the site with expansion available to add &plusmn;17 more units. The 2.5 Acre mini storage site area is available to be subdivided off and sold separately. Storage buildings are of varied sizes complete with heat and power, all run with underground lines, and the subject property also features &plusmn;1,950 feet (&plusmn;595 m) of direct Rail Line frontage along the East perimeter. Experience high quality craftsmanship and upkeep throughout this spectacular property, with one of the most highly visible and sought after pieces of land in the Grande Prairie area. Call your commercial Realtor&reg; today!