



# FOR SALE

Click here for [Call for Offers Details](#)

## Call For Offers

Deadline:

Friday,  
May 14, 2021  
12:00 pm CDT

Colliers



**8002 98 STREET, CLAIRMONT, COUNTY OF GRANDE PRAIRIE NO. 1, ALBERTA**

Large Industrial property for sale in the County of Grande Prairie. Consisting of 4 shop spaces & an office space. The combined shop space totals approximately 82,401 square feet and the office space is approximately 12,879 square feet. This property is situated on 23 acres of land, which is fenced, graveled & has a large paved parking area. There is potential for rail spur as the railroad runs adjacent to the property line. The property is city serviced. It is zoned RM-2, which is Rural Medium Industrial. The shops were constructed in 2006, while the office area was a new addition in 2013.

**RE/MAX** GRANDE PRAIRIE

#108, 11709 - 102 STREET

GRANDE PRAIRIE, ALBERTA T8V 7S6

**GREG DOBKO**

780-831-7822

[gdobko@gregdobko.com](mailto:gdobko@gregdobko.com)

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**8002-98 STREET, CLAIRMONT,  
COUNTY OF GRANDE PRAIRIE NO. 1, AB.**

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**MAIN BUILDING**

**OFFICE AREA:**

- Large Reception Area.
- Multiple Offices of Various Sizes.
- Lab.
- Large Kitchen & Lunch Room.
- Board Room.

**SHOP AREA:**

- 12 Bays Total.
- 100' Drive Through Bays.
- 16' x 16' Over Head Doors.
- 2 Cranes
  - One 2 Ton & One 5 Ton.
  - Hook Height 19'.
- Two Service Pits.
- 25' Ceiling Height.
- Sprinkler System (in all Buildings).

**LIST PRICE:**

**\$11,400,000.00**



## 8002-98 Street, Clairmont, County of Grande Prairie

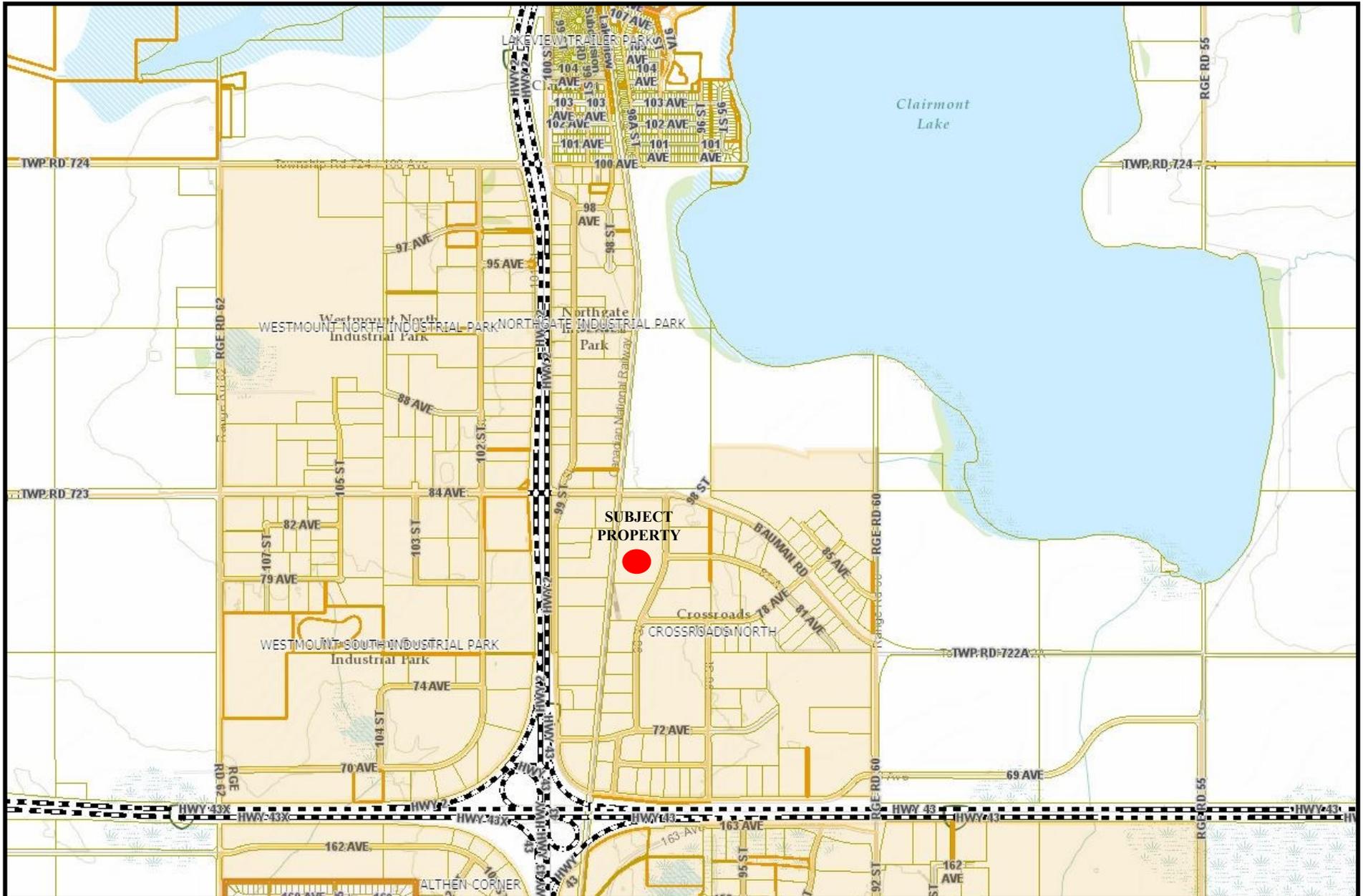
**Roll Number:** 345400  
**LINC(s):** 0031718753  
**Title Number(s):** 172035829  
**Municipality:** County of Grande Prairie No. 1  
**Area:** 23.00 - A  
**Zoning:** RM-2 - RESTRICTED RURAL INDUSTRIAL  
**ATS:** NW-13-72-6-6  
**Short Legal(s):** 0622745;2;1  
**Address(s):** 8002 98 ST  
**Subdivision:** CROSSROADS NORTH

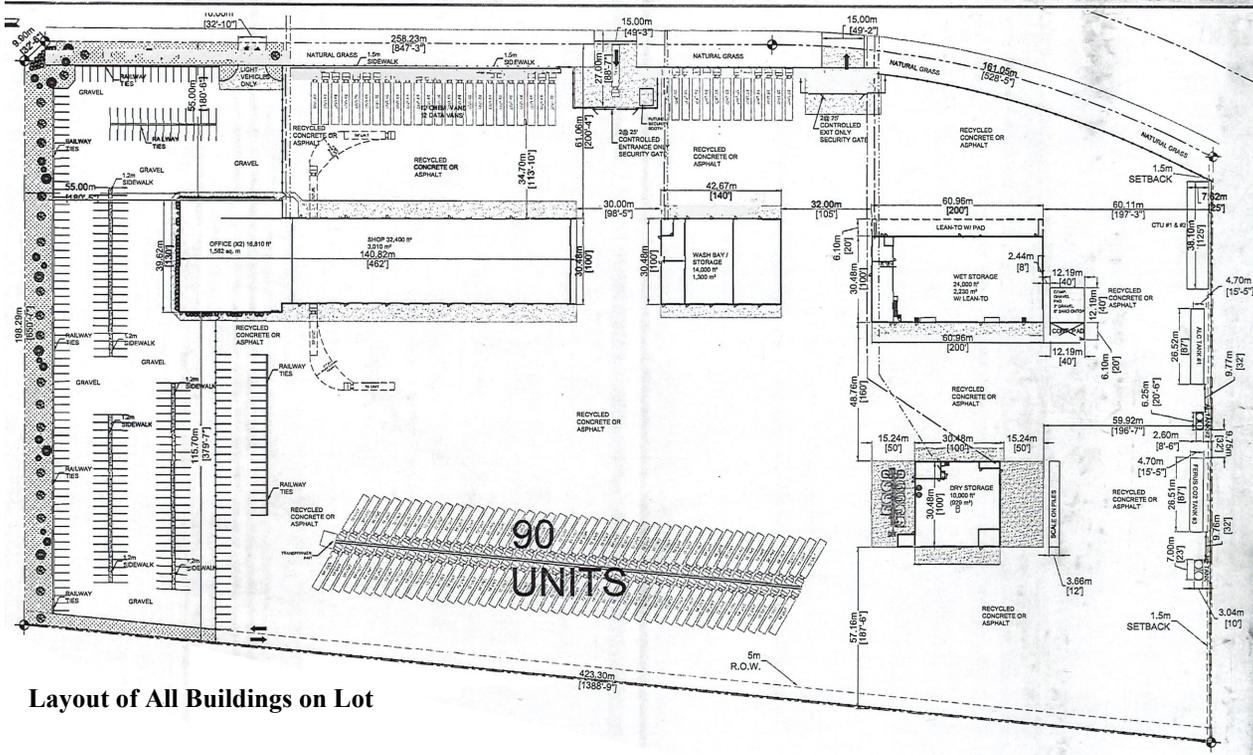


		Floor Area	Built
Main Level & Conc. Slab	Rigid Frame Metal W'hse	34,101 Sq Feet	2006
Main Level & Conc. Slab	Dry Storage	10,300 Sq Feet	2006
Main Level & Conc. Slab	Wash Bay Bldg	14,000 Sq Feet	2006
Main Level & Conc. Slab	Wet Storage	24,000 Sq Feet	2006
Main Level & Conc. Slab	Office	12,879 Sq Feet	2013



8002 98 STREET, COUNTY OF GRANDE PRAIRIE NUMBER 1, CLAIMONT, AB.  
LOT 1, BLOCK 2, PLAN 0622745





Layout of All Buildings on Lot



Main Shop & Office Building



Main Shop & Office Building

## 8002-98 Street, Clairmont, County of Grande Prairie No.1



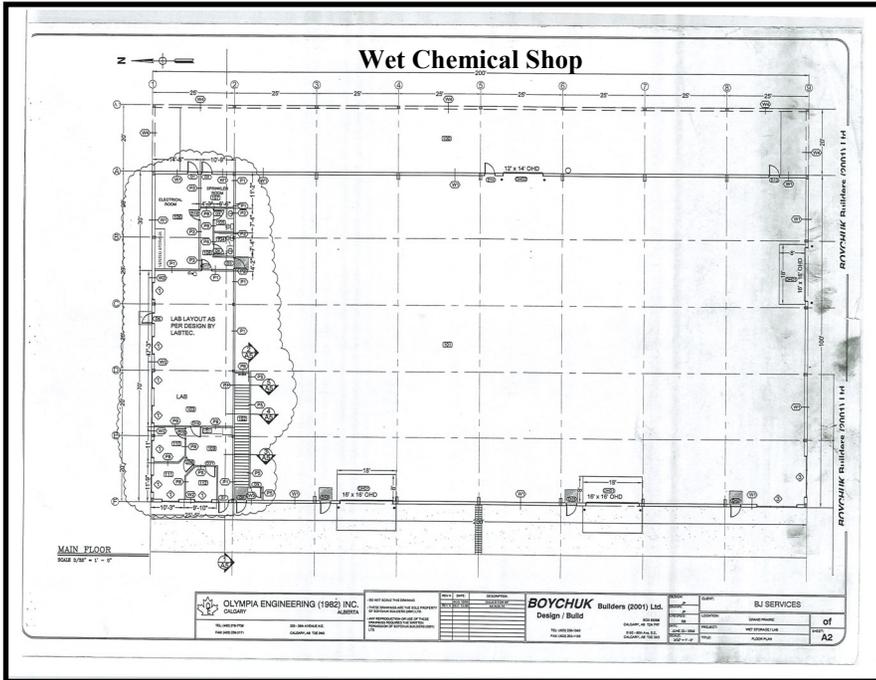
Wash Bays Shop



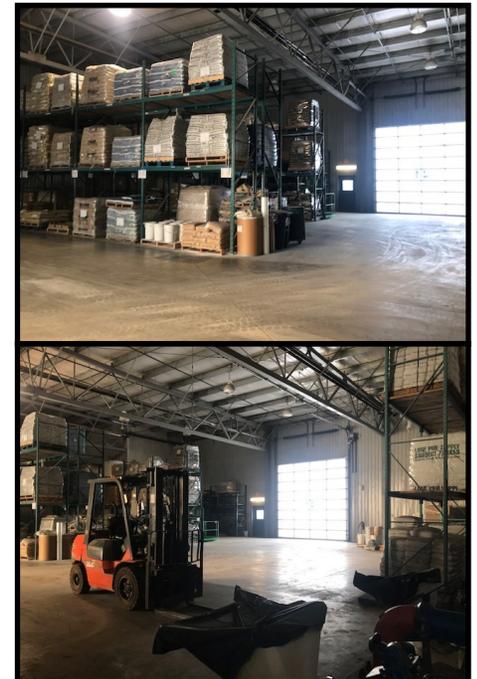
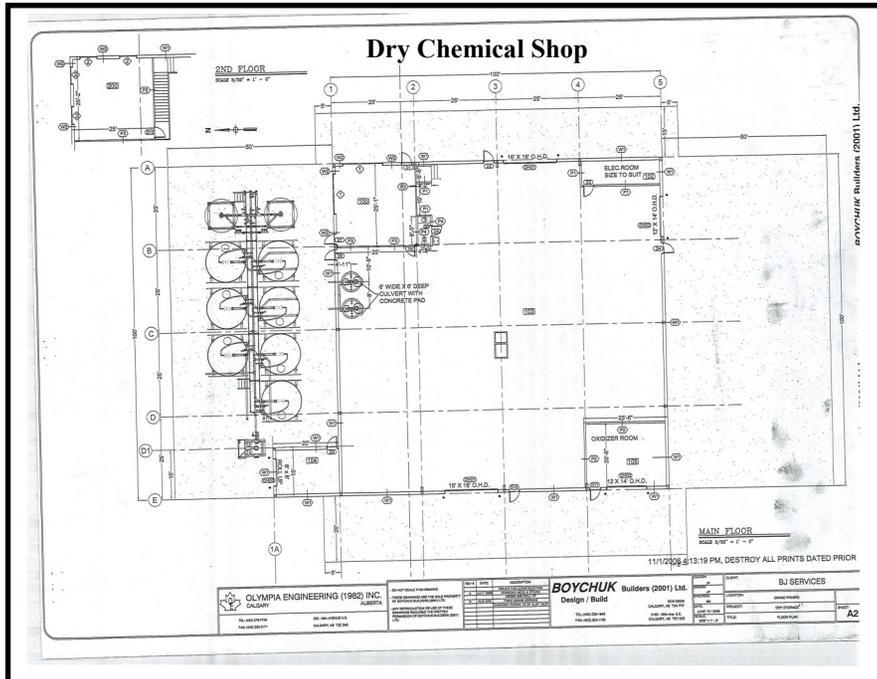
Dry Chemical Shop



Wet Chemical Shop

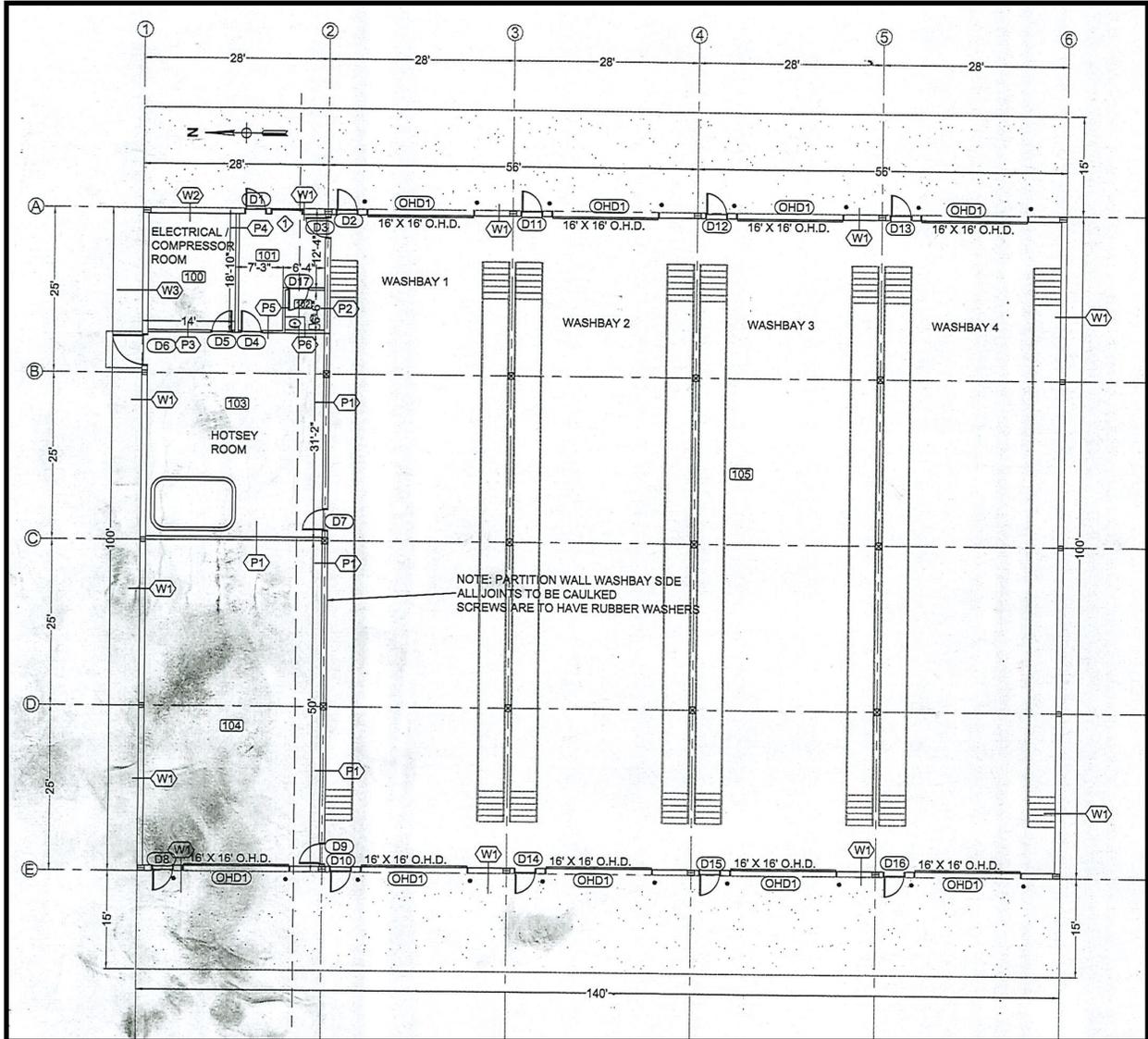


**8002-98 STREET, CLAIRMONT, COUNTY OF GRANDE PRAIRIE NO.1, ALBERTA**



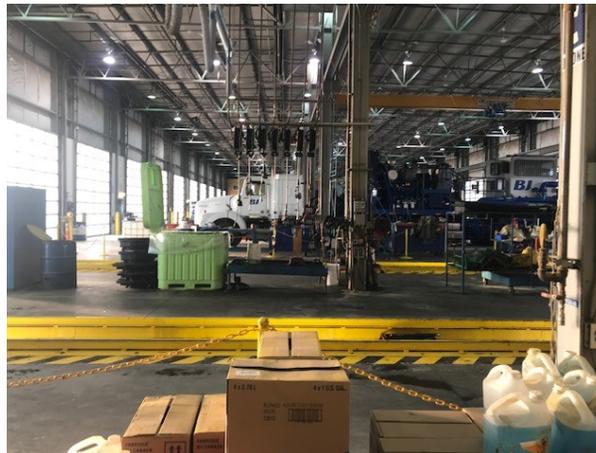
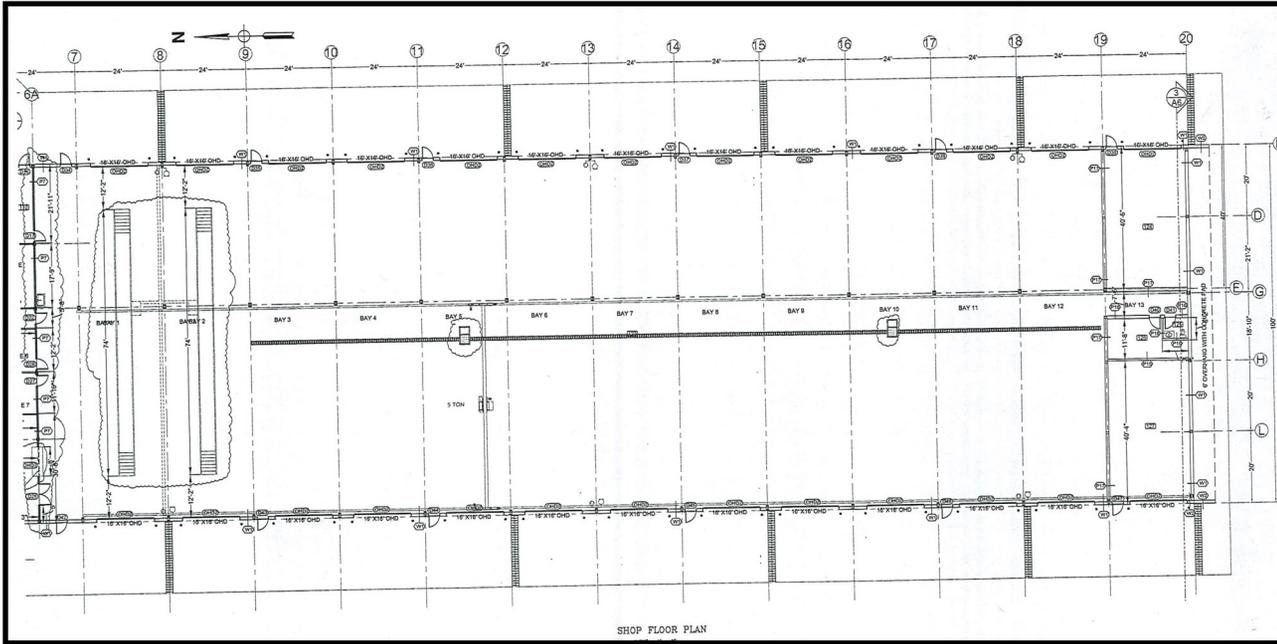
# 8002-98 STREET, CLAIRMONT, COUNTY OF GRANDE PRAIRIE NO. 1, AB.

## Wash Bays Shop



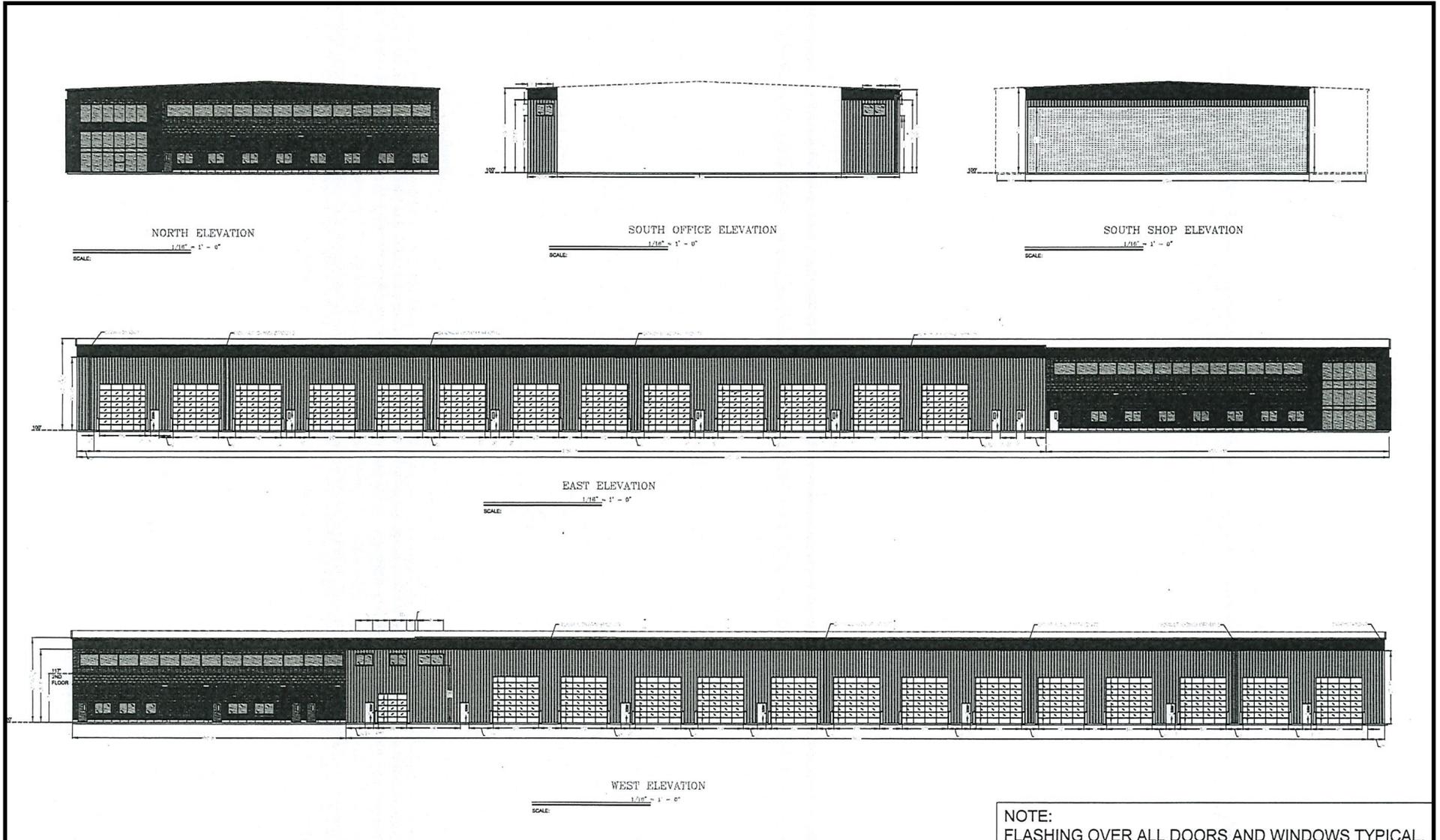
# 8002-98 STREET, CLAIMONT, COUNTY OF GRANDE PRAIRIE NO. 1, ALBERTA

## Main Shop



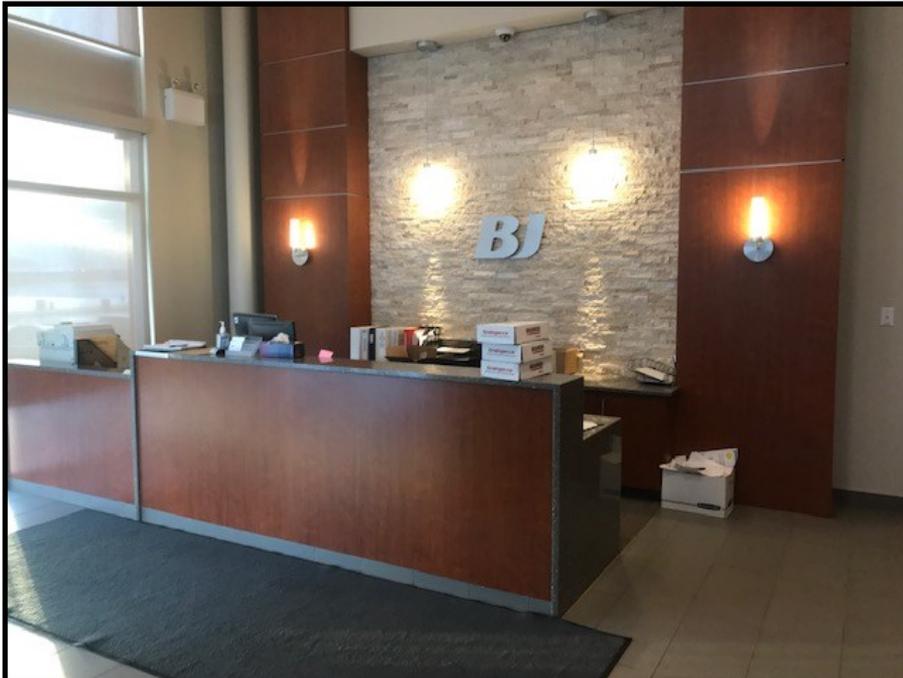
# 8002-98 STREET, CLAIRMONT, COUNTY OF GRANDE PRAIRIE NO. 1, AB.

## Elevation Main Shop



Office Area (Built in 2013)

8002-98 STREET, CLAIRMONT, COUNTY OF GRANDE PRAIRIE, NO 1., AB.



Office Area (Built in 2013)

8002-98 STREET, CLAIRMONT, COUNTY OF GRANDE PRAIRIE, NO 1., AB.



Office Area (Built in 2013)

8002-98 STREET, CLAIRMONT, COUNTY OF GRANDE PRAIRIE, NO 1., AB.



Office Area (Built in 2013)

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_