

\$15 - 1 & 2, 10602 79 Avenue, Clairmont

MLS® #A2200977

\$15

0 Bedroom, 0.00 Bathroom,
Commercial on 3.06 Acres

N/A, Clairmont, Alberta

Shop and office space for lease!! Total space is 12,720 square feet. Bay 1 is 9,360 sq ft and has two 78' x 120' drive thru bays & one conventional bay. 3 - 16' x 16' overhead doors north elevation. 2 - 16' x 16' sunshine overhead doors south elevation. Bay 2 is 3360 sq ft with one 16' x 16' over head door. Office space in the front with offices, reception, kitchenette, & bathroom. Shop has a bathroom and a storage room. This is a 7 bay building on 3.06 acres, west of the County office. \$15.00 PSF NNN. Basic Rent = \$15,900.00 + \$795.00 GST = \$16,695.00. Additional Rent is \$5.05 PSF = \$5,353.00 + \$267.65 GST = \$5,620.65. Total Monthly Rent Payment = \$22,315.65.

Built in 2006

Essential Information

| | |
|------------|------------|
| MLS® # | A2200977 |
| Price | \$15 |
| Bathrooms | 0.00 |
| Acres | 3.06 |
| Year Built | 2006 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

Address 1 & 2, 10602 79 Avenue



| | |
|-------------|---------------------------------|
| Subdivision | N/A |
| City | Clairmont |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8X 5G9 |

Amenities

Parking Spaces 15

Additional Information

Date Listed March 10th, 2025

Days on Market 39

Zoning RM-2

Listing Details

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.