

\$18 - 9801 99 Street, Clairmont

MLS® #A2207544

\$18

0 Bedroom, 0.00 Bathroom,
Commercial on 1.31 Acres

N/A, Clairmont, Alberta

6,300 square foot shop / office in Clairmont, visible from Highway 2. The building was constructed in 2004. It has one drive through bay and one conventional bay. The shop is 4,800 square feet and the office area is 1,500 square feet. there is a 7.5 ton crane in the shop. It is on a 1.3 acre, fenced and graveled lot. This property is zoned RM-4. Basic Rent is \$18.00 PSF = \$9,450.00 + \$472.50 GST = \$9,922.50. Additional Rent is \$4.00 PSF = \$2,100.00 + \$105.00 = \$2,205.00. Total Monthly Rent Payment is \$12,127.50. Tenant is responsible for utilities. Available for May 1st, 2025.

Built in 2010

Essential Information

| | |
|------------|------------|
| MLS® # | A2207544 |
| Price | \$18 |
| Bathrooms | 0.00 |
| Acres | 1.31 |
| Year Built | 2010 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9801 99 Street |
| Subdivision | N/A |
| City | Clairmont |



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|-------------|---------------------------------|
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8X 5A8 |

Additional Information

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|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 81 |
| Zoning | RM-4 |

Listing Details

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|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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