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## 9510 78 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Clairmont, Alberta

**Listing ID:**  
27773

**MLS ID:**  
A2102108

**\$22**



 **CORD SPERO**  
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 RE/MAX Grande Prairie  
 780-538-4747

 9510 78 Avenue , Clairmont , Alberta T0W 0H0

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 586
<b>Lease Amount</b> 22.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> RM-2
<b>Subdivision</b> NONE	<b>Year Built</b> 2013	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1222470
<b>Building Area (Sq. Ft.)</b> 10000.00	<b>Building Area (Sq. M.)</b> 929.02	<b>Lot Size (Sq. Ft.)</b> 174240
<b>Lot Size (Acres)</b> 4.00	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b> None		

This is an incredible opportunity to sublease a first-class industrial property which allows any company the necessary room to grow. The sublease space consists of three 100' bays totaling 7,500 SF of shop/warehouse space, a dedicated 1,000 SF parts room, and 1,500 SF of professional office space. The lease includes an assigned 4-acre graveled and fenced area which includes energized parking. The overall value is incredible as the Sublandlord is offering the use of the 130' pull-thru wash-bay and the option to lease additional acres at any time during the term of the lease, ensuring that your business will have the opportunity to grow without the additional costs of relocating. To book a showing or for more information call your local Commercial Realtor®.

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