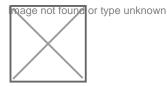


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 9510 78 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Clairmont, Alberta

Listing ID: 27773

**MLS ID:** A2102108

\$22



△ CORD SPERO

(780) 832-5880

RE/MAX Grande Prairie

**2** 780-538-4747

9510 78 Avenue , Clairmont , Alberta T0W 0H0

**Transaction Type** 

For Lease

**Lease Amount** 

22.00

Subdivision

NONE

Property Type Commercial

Building Area (Sq. Ft.)

10000.00

Lot Size (Acres)

4.00

Reports

None

Title

Fee Simple

**Lease Frequency** 

Annually

Year Built

2013

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

929.02

Inclusions

n/a

**Days On Market** 

524

Zoning

RM-2

Structure Type

Industrial

Legal Plan

1222470

Lot Size (Sq. Ft.)

174240

Restrictions

None Known

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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