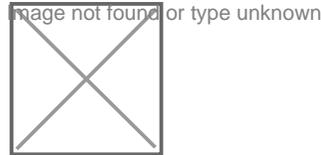


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9801 99 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Clairmont, Alberta

Listing ID:
30030

MLS ID:
A2207544

\$18



 **WAYNE LOCK**
 (780) 831-7573

 RE/MAX Grande Prairie
 780-538-4747

 9801 99 Street , Clairmont , Alberta T8X 5A8

Transaction Type For Lease	Days On Market 91	Lease Amount 18.00
Lease Frequency Annually	Zoning RM-4	Subdivision N/A
Year Built 2010	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0124020	Building Area (Sq. Ft.) 6300.00
Building Area (Sq. M.) 585.28	Lot Size (Sq. Ft.) 57063	Lot Size (Acres) 1.31
Inclusions NA	Restrictions None Known	Reports None

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.

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