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## 15001 89 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Clairmont, Alberta



**Listing ID:**  
30095

**MLS ID:**  
A2192733

**\$4,000,000**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 15001 89 Street , Clairmont , Alberta T8x 0J2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 105	<b>Zoning</b> RM-3
<b>Subdivision</b> NONE	<b>Year Built</b> 2008	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1221800
<b>Building Area (Sq. Ft.)</b> 21439.00	<b>Building Area (Sq. M.)</b> 1991.73	<b>Lot Size (Sq. Ft.)</b> 115434
<b>Lot Size (Acres)</b> 2.65	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b> None		

An exceptional investment opportunity awaits just outside Grande Prairie in McRae Industrial Park, where this 21,439 sq. ft. commercial property—featuring 4,447 sq. ft. of second-floor space—is fully leased to AAA tenant First Onsite Restoration Ltd., a division of FirstService Corp., on a secure five-year term with no plans to relocate. Purpose-built for functionality and long-term growth, the property includes a professional reception area, spacious boardroom, dedicated lunchroom, and a flexible layout to accommodate evolving business needs. Set on a 2.65-acre lot with paved parking, ample outdoor storage, and excellent accessibility, this asset generates a strong NOI of \$310,866 annually, with escalating income over the lease term. A rare opportunity for stable, long-term returns—contact your Commercial Realtor® today for more information.

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