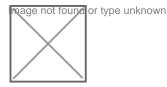


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720049 RR63 FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationClairmont, Alberta

Listing ID: 30979

MLS ID: A2231018

\$22

- [△] TIM BLAKE
- **(780)** 897-8847
- □ RE/MAX Grande Prairie
- **2** 780-538-4747
- 20049 RR63 , Clairmont , Alberta T0H0W0

Transaction Type

For Lease

Lease Amount

22.00

Subdivision

NONE

Property Type Commercial

Building Area (Sq. Ft.)

8976.00

Lot Size (Acres)

3.16

Reports None Title

Fee Simple

Lease Frequency

Annually

Year Built

2025

Property Sub Type

Industrial

Building Area (Sq. M.)

833.89

Inclusions

n/a

Days On Market

22

Zoning

GC

Structure Type

Industrial

Legal Plan

2421524

Lot Size (Sq. Ft.)

137649

Restrictions

None Known

(3) 120' DRIVE THROUGH BAYS AND PLENTY OF FENCED YARD with prime frontage to get your business noticed on this very busy route. BRAND NEW build with 6) 16' W X 18 'H Overhead doors. Reception and 2 offices plus lunchroom/ Boardroom/ locker room and separate shop and office bathroom. Yard will be complete with well packed gravel and fully fenced. Need more yard, shop or something custom? Reach out . Adjoining 4.33 acres can be lease as well. Base rent \$16,456 month plus Additional rent \$3740 = \$20,196/Month plus GST.

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