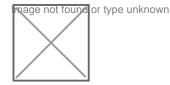


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10211 97 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationClairmont, Alberta

Listing ID: 31042

MLS ID: A2232712

\$50,000



△ JORDAN MENZIES

(780) 933-4015

RE/MAX Grande Prairie

2 780-538-4747

10211 97 Avenue , Clairmont , Alberta T8X 0M6

Transaction Type Days On Market Lease Amount

For Lease 102 50000.00

Lease Frequency Zoning Subdivision

Monthly RM-2 N/A

Year BuiltStructure TypeProperty Type2015IndustrialCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 0036567255 23400.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

2173.91 405979 9.32

InclusionsRestrictionsReportsN/ANone KnownNone

"AAA" INDUSTRIAL FACILITY ON 9.32 ACRES. Property offers RM-2 ZONING, MUNICIPAL WATER & SEWER SERVICES, FULLY FENCED & GRAVELLED LOT, EASY HIGHWAY ACCESS, TWO 10-TON CRANES, DEDICATED WASH-BAY, 25'+ CLEAR CEILING HEIGHT OUTSIDE OF CRANE AREAS, TWO PARTS AREAS, LOCKER ROOM & LUNCHROOM. CURRENT CONFIGURATION OFFERS 18,000FT.+/- OF SHOP AREA & 5400FT. OF OFFICE/SHOP SUPPORT AREA. THE QUALITY & CONDITION OF THE PROPERTY EXCEEDS MANY OTHER AVAILABLE OPTIONS IN THE MARKET. Main shop area: 10,300ft.(100'L x 103"W) WITH EIGHT 18' O.H.D.'S. Washbay area: 2700ft.(27' x 100') WITH TWO 18' O.H.D.'S. Secondary Shop area: 5000ft.(50'W x 100'L) WITH THREE 18' O.H.D.'S. THIS AREA ALSO INCLUDES A 1250ft.+/; office area with five offices, lunch area & bathroom. Main office area: 5400ft.+/- hosting up to 12 large offices plus boardroom, two kitchen area & storage space. The exterior of this property is well set up for a variety of uses with good turning radius, separate secured employee parking area, yard lighting, etc. This is currently listed as a sublease opportunity with lease term running to November 2030. Occupancy available in the fall of 2025. Call a commercial Broker today to arrange a property tour and gather additional information.

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