

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



Location
Clairmont, Alberta



Listing ID:
31042


MLS ID:
A2232712

\$50,000



 **JORDAN MENZIES**
 (780) 933-4015

 RE/MAX Grande Prairie
 780-538-4747

 10211 97 Avenue , Clairmont , Alberta T8X 0M6

Transaction Type For Lease	Days On Market 102	Lease Amount 50000.00
Lease Frequency Monthly	Zoning RM-2	Subdivision N/A
Year Built 2015	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0036567255	Building Area (Sq. Ft.) 23400.00
Building Area (Sq. M.) 2173.91	Lot Size (Sq. Ft.) 405979	Lot Size (Acres) 9.32
Inclusions N/A	Restrictions None Known	Reports None

“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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.