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## 9001 158 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Clairmont, Alberta

**Listing ID:**  
32642

**MLS ID:**  
A2265703

**\$20**



 **CORD SPERO**  
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 9001 158 Avenue , Clairmont , Alberta T8V 2N8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 125	<b>Lease Amount</b> 20.00
<b>Lease Frequency</b> Annually	<b>Sub Lease</b> 1	<b>Zoning</b> RM-3
<b>Subdivision</b> NONE	<b>Nearest Town</b> Grande Prairie	<b>Year Built</b> 2018
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 1822378	<b>Building Area (Sq. Ft.)</b> 12701.00	<b>Building Area (Sq. M.)</b> 1179.95
<b>Lot Size (Sq. Ft.)</b> 109771	<b>Lot Size (Acres)</b> 2.52	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

Outstanding industrial property available for sublease. The 12,701 sq.ft. building is situated on 2.52 acres of RM-3 zoned land with excellent access to Highway 43. The building includes 2,260 sq.ft. of main floor office space plus 1,217 sq.ft. upstairs, featuring seven offices and a large boardroom. The 9,224 sq.ft. shop area boasts approximately 25-foot ceiling heights, three 100-foot drive-through bays including a designated wash bay with two wash systems, seven 16'x16' electric overhead doors, sumps, make-up air, a 10-ton crane, and a fully fenced and gated yard. Services include 400-amp, three-phase power, city water and sewer, natural gas, and phone. The property shows like new, with paved parking in front and a well-designed layout suited for heavy industrial use. A rare opportunity in a prime location offering both functionality and impressive curb appeal. Sublease runs until March 31, 2029.

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