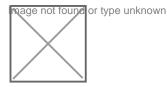


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9001 158 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationClairmont, Alberta

Listing ID: 32642

MLS ID: A2265703

\$20



- △ CORD SPERO
- **(780)** 832-5880
- RE/MAX Grande Prairie
- **2** 780-538-4747
- 9001 158 Avenue , Clairmont , Alberta T8V 2N8

Transaction Type

For Lease

Days On Market

20.00

Lease Amount

62

Lease Frequency

Annually

Sub Lease

1

Zoning

RM-3

Subdivision

NONE

Nearest Town Grande Prairie Year Built

2018

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1822378

Building Area (Sq. Ft.)

12701.00

Building Area (Sq. M.)

1179.95

Lot Size (Sq. Ft.)

109771

Lot Size (Acres)

2.52

None

Reports

Inclusions

n/a

Restrictions
None Known

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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