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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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 RE/MAX Grande Prairie
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 9001 158 Avenue , Clairmont , Alberta T8V 2N8

Transaction Type For Lease	Days On Market 62	Lease Amount 20.00
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	Inclusions n/a
Restrictions None Known	Reports 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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