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## 8701 102 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Clairmont, Alberta

**Listing ID:**  
32949

**MLS ID:**  
A2271618

**\$18**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 8701 102 Street , Clairmont , Alberta T8X 5G8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 190	<b>Lease Amount</b> 18.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> RM-4	<b>Subdivision</b> N/A
<b>Year Built</b> 2007	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0520075	<b>Building Area (Sq. Ft.)</b> 33160.00
<b>Building Area (Sq. M.)</b> 3080.64	<b>Lot Size (Sq. Ft.)</b> 205603	<b>Lot Size (Acres)</b> 4.72
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

Two exceptionally well-designed industrial buildings situated on a single lot with unmatched exposure along Highway 2 in Clairmont, just minutes north of Grande Prairie. Together, these buildings offer a total of 33,160 sq. ft. of high-functioning shop and office space, featuring 100' pull-through bays with 16'W by 18" overhead doors, a dedicated wash bay, two 10-ton cranes on a single rail, a spacious lunchroom, and a fully equipped training/conference room. All of this sits on 4.72 acres of prime RM-4-zoned frontage lot, in a location that's second to none. Contact your Commercial Realtor® today to arrange a viewing.

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