

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.

9326 81 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Clairmont, Alberta



Listing ID:
33299

MLS ID:
A2273356

\$1,850,000



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

 RE/MAX Grande Prairie
 780-538-4747

 9326 81 Avenue , Clairmont , Alberta T8X 0M9

Transaction Type For Sale	Days On Market 1	Zoning RM-2
Subdivision NONE	Year Built 2010	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1320956
Building Area (Sq. Ft.) 7500.00	Building Area (Sq. M.) 696.77	Lot Size (Sq. Ft.) 51836
Lot Size (Acres) 1.19	Inclusions n/ae	Restrictions None Known
Reports None		

Situated on 1.2 acres with excellent access to Highways 43 and 2 North, this separately metered duplex shop presents a strong investment opportunity with long-term tenants in place, including a federal government agency, and a current NOI of \$129,000 set to escalate to \$135,000 in April 2027. Unit A offers 3,000 sq. ft. with a welcoming reception area, main bathroom, kitchen, laminate flooring, ample storage, and an upper level featuring a large private office with a mini-kitchen and space for additional offices or storage, plus a clean rear shop with 14' x 18' overhead door, mezzanine, and fenced yard. Unit B totals 4,500 sq. ft. and includes a similar front office layout with reception, bathroom, kitchen area, storage, and three upper-level offices, along with a bright rear shop featuring a 14' x 18' overhead door, mezzanine, and fenced, graveled yard. Fully leased and well maintained, this is a rare chance to acquire a stable income-producing asset in a strong commercial corridor. Contact your Commercial Realtor® today to arrange a viewing.

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.