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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**
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 RE/MAX Grande Prairie
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 9326 81 Avenue , Clairmont , Alberta T8X 0M9

Transaction Type For Sale	Days On Market 127	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.

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