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## 10211 97 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Clairmont, Alberta



**Listing ID:**  
33320

**MLS ID:**  
A2274738

**\$50,000**



 **JORDAN MENZIES**  
 (780) 933-4015

 RE/MAX Grande Prairie  
 780-538-4747

 10211 97 Avenue , Clairmont , Alberta T8X 0M6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 131	<b>Lease Amount</b> 50000.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> RM-2	<b>Subdivision</b> N/A
<b>Year Built</b> 2015	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0036567255	<b>Building Area (Sq. Ft.)</b> 23400.00
<b>Building Area (Sq. M.)</b> 2173.91	<b>Lot Size (Sq. Ft.)</b> 405979	<b>Lot Size (Acres)</b> 9.32
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

“AAA” INDUSTRIAL FACILITY ON 9.32 ACRES. Property offers RM-2 ZONING, MUNICIPAL WATER & SEWER SERVICES, FULLY FENCED & GRAVELLED LOT, EASY HIGHWAY ACCESS, TWO 10-TON CRANES, DEDICATED WASH-BAY, 25'+ CLEAR CEILING HEIGHT OUTSIDE OF CRANE AREAS, TWO PARTS AREAS, LOCKER ROOM & LUNCHROOM. CURRENT CONFIGURATION OFFERS 18,000FT.+/- OF SHOP AREA & 5400FT. OF OFFICE/SHOP SUPPORT AREA. THE QUALITY & CONDITION OF THE PROPERTY EXCEEDS MANY OTHER AVAILABLE OPTIONS IN THE MARKET. Main shop area: 10,300ft.(100'L x 103"W) WITH EIGHT 18' O.H.D.'S. Washbay area: 2700ft.(27' x 100') WITH TWO 18' O.H.D.'S. Secondary Shop area: 5000ft.(50'W x 100'L) WITH THREE 18' O.H.D.'S. THIS AREA ALSO INCLUDES A 1250ft.+/-; office area with five offices, lunch area & bathroom. Main office area: 5400ft.+/- hosting up to 12 large offices plus boardroom, two kitchen area & storage space. The exterior of this property is well set up for a variety of uses with good turning radius, separate secured employee parking area, yard lighting, etc. This is currently listed as a sublease opportunity with lease term running to November 2030. Occupancy available in the fall of 2025. Call a commercial Broker today to arrange a property tour and gather additional information.

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