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## 100, 8301 99 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Clairmont, Alberta



**Listing ID:**  
33982

**MLS ID:**  
A2284897

**\$14**



 **MITCH KOLL**  
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 100, 8301 99 Street , Clairmont , Alberta T8X 5B1

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 67
<b>Lease Amount</b> 14.00	<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable
<b>Zoning</b> RM-4	<b>Subdivision</b> N/A	<b>Building Type</b> Commercial Mix,Office Building,See Remarks
<b>Year Built</b> 2012	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1424296	<b>Building Area (Sq. Ft.)</b> 1245.00
<b>Building Area (Sq. M.)</b> 115.66	<b>Roof</b> Asphalt	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Commercial Amenities</b> Parking-Extra
<b>Access to Property</b> On Major Traffic Route,Paved Road	<b>Inclusions</b> None	<b>Restrictions</b> See Remarks
<b>Reports</b> None		

Previously tenant was as a Cannabis Shop. The Clairmont Travel Centre Plaza is located at the busiest intersection in the County Of Grande Prairie with traffic counts of 20,000+ vehicles per day. This building can accommodate spaces from 1245-6160 sq.ft as the balance of the building is available. The space currently hosts completed bathroom, and demising walls. Ample parking, National anchor tenants in McDonald's, Shell Gas, Liquor Store, Quiznos and recently a large Day Care was added. Space offers easy access in & out to 99St. The opportunity to secure a rock bottom lease rate on a quality lease space will allow you to take your business/operations to the next level. Call a commercial Realtor today to inquire about the possibilities this space can offer you.

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