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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

Transaction Type For Lease	Title Fee Simple	Days On Market 2
Zoning RM-4	Subdivision N/A	Building Type Commercial Mix,Office Building,See Remarks
Year Built 2012	Structure Type Office	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1424296	Building Area (Sq. Ft.) 1245.00
Building Area (Sq. M.) 115.66	Roof Asphalt	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Commercial Amenities Parking-Extra
Access to Property On Major Traffic Route,Paved Road	Inclusions None	Restrictions See Remarks
Reports 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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