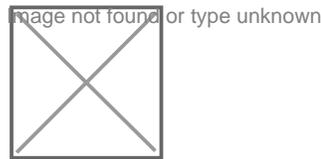


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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.

10828 99 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location Clairmont, Alberta

Listing ID: 34219

MLS ID: A2290335

\$16



CORD SPERO (780) 832-5880

RE/MAX Grande Prairie 780-538-4747

10828 99 Street , Clairmont , Alberta T8X 5B4

| | | |
|---|---|---|
| Transaction Type For Lease | Title Fee Simple | Zoning RM-1 |
| Subdivision NONE | Year Built 2003 | Structure Type Industrial |
| Property Type Commercial | Property Sub Type Industrial | Legal Plan 9523005 |
| Building Area (Sq. Ft.) 4320.00 | Building Area (Sq. M.) 401.34 | Construction Type Metal Frame |
| Roof Metal | Heating Radiant | Inclusions n/a |
| Restrictions None Known | Reports None | |

Available for sublease until November 30, 2026, this 4,320 SF industrial shop offers a functional layout and exceptional access in the heart of Clairmont. The building features one 90' drive-through bay and one stub bay, both equipped with 14'W x 16'H overhead doors, along with a front office buildout. Positioned directly behind the Clairmont Car Wash with great exposure onto Highway 2, the property benefits from excellent accessibility and a large gravel yard ideal for equipment, fleet, or laydown use. Offered as a sublease at competitive rates: Basic Rent of \$16.00 PSF (\$5,760/month) plus Additional Rent of \$4.00 PSF (\$1,440/month), totaling \$7,200/month plus GST. A clean, well-located shop solution for contractors, service groups, or industrial users looking for short-term flexibility—call your Commercial Realtor® today for details.

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