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10812 & 10816 99 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Clairmont, Alberta

Listing ID:
34605

MLS ID:
A2296710

\$2,399,999



 **DANIEL CRAM**
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 10812 & 10816 99 Street , Clairmont , Alberta T8X 5B4

Transaction Type For Sale	Days On Market 63	Zoning RM1
Subdivision NONE	Building Type Warehouse	Year Built 2002
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 9523005	Building Area (Sq. Ft.) 17148.00	Building Area (Sq. M.) 1593.09
Lot Size (Sq. Ft.) 63162	Lot Size (Acres) 1.45	Construction Type Wood Frame
Roof Metal	Access to Property On Major Traffic Route	Inclusions DIGITAL SIGN
Restrictions None Known	Reports Prospectus	

Mini storage investment opportunity featuring 167 rental units, a high-visibility digital billboard major highway HWY2, and strong in-place income generating \$22,203/month gross and \$17,504/month net based on 2025 adjusted financials. Located just 5 minutes north of Grande Prairie, Alberta—one of Western Canada’s fastest-growing economic hubs serving a regional population nearing 290,000 and driven by oil and gas, agriculture, and forestry—this established facility in Clairmont offers over 17,000+ sq ft of rentable space and is designed for low manpower operation with a modern automated kiosk system allowing tenants to rent, pay, receive gate access, and obtain locks 24/7 without on-site staff. Fully integrated with SiteLink, DigiGate, and Insomniac software and supported by 11 security cameras with remote access, this asset is ideal for hands-off ownership. Significant upside remains with the digital sign, currently only ~30% utilized, presenting potential to add approximately \$100,000/year in additional revenue, along with expansion opportunities, including adding sea cans for approximately 30 more units and increasing occupancy. Positioned in the growing community of Clairmont (population 5,000+), this property benefits from strong regional demand, excellent highway exposure, and a diversified economic base, making it a turnkey, scalable investment with stable cash flow and meaningful future growth potential. Ownership is actively working to increase digital sign utilization, and as revenue grows, the value & price of the asset will rise accordingly, offering buyers the opportunity to secure today’s pricing and capture the upside as income is expanded.

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