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10709 79 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Clairmont, Alberta



Listing ID:
35331

MLS ID:
A2312553

\$19



 **GREG SHILLINGTON**
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 10709 79 Avenue , Clairmont , Alberta T8X5G9

Transaction Type For Lease	Days On Market 1	Lease Amount 19.00
Lease Frequency Monthly	Subdivision NONE	Year Built 2014
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 18703.00	Building Area (Sq. M.) 1737.55	Inclusions N/A
Restrictions None Known	Reports None	

Excellent opportunity to sub-lease this well-designed industrial property until September 2027. Offering approximately 18,703 sq. ft., the building features roughly 14,000 sq. ft. of shop space and +/- 4,000 sq. ft. of office space, making it an ideal setup for a wide range of industrial or service-based operations. The office area includes 10 private offices, a boardroom, staff kitchen/lunch area, and ample storage throughout. The shop is built for functionality with a 10-ton crane, 18' overhead doors, and an efficient layout designed to support heavy-duty operations. Situated on a prominent corner lot in Clairmont, the property offers two separate entrances, excellent accessibility, and quick connections to all major highways leading in and out of Grande Prairie. The 3.94-acre yard provides plenty of room for equipment, parking, and storage, while city water and sewer services add to the convenience and usability of the site.

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