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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Clairmont, Alberta



**Listing ID:**  
35556


**MLS ID:**  
A2317954

**\$22**



 **CORD SPERO**  
 (780) 832-5880

 RE/MAX Grande Prairie  
 780-538-4747

 101, 9521 78 Avenue , Clairmont , Alberta T0H 0W0

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Zoning</b> RM-2
<b>Subdivision</b> NONE	<b>Year Built</b> 2013	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1323328
<b>Building Area (Sq. Ft.)</b> 5900.00	<b>Building Area (Sq. M.)</b> 548.12	<b>Lot Size (Sq. Ft.)</b> 105415
<b>Lot Size (Acres)</b> 2.42	<b>Lot Features</b> Corner Lot	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

Versatile industrial space available for lease in the highly sought-after Crossroads North Business Park in Clairmont. This duplex shop offers approximately 5,000 SF of shop space and 900 SF of office space, featuring two 100-foot drive-through bays serviced by four 16-foot overhead doors. The shop is heated with radiant heat and connected to full municipal services, making it an excellent fit for a variety of industrial, service, and fleet-based businesses. The office area includes three private offices, a reception area, and a three-piece washroom, providing a functional and professional workspace. Available for immediate possession. Lease rates are as follows: Base Rent of \$22.00 PSF (\$10,816.67/month) plus Additional Rent of \$4.00 PSF (\$1,966.67/month) for a total monthly cost of \$12,783.34 plus GST, utilities, and tenant insurance. Call your Commercial Realtor® today for more information or to arrange a private tour.

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