

\$18 - 34, 61027 672 Township, Clairmont

MLS® #A2190956

\$18

0 Bedroom, 0.00 Bathroom,
Commercial on 5.12 Acres

NONE, Clairmont, Alberta

12,218sq.ft. INDUSTRIAL FACILITY
LOCATED ON 5.12 ACRES. This property is currently available for occupancy in late May 2025 with a sublease term running until July 2027. Very competitive lease rate and manageable net costs of \$4.30/sq.ft. This corner lot offers two approaches, fully fenced and graveled yard with upgraded geotechnical work completed to offer a very stable yard in all weather conditions, perfect for companies with heavier equipment. The interior of the property is in above average condition offering 4-5 offices, reception area, two bathrooms, shop lunch area, 4 full 100' bays including newly added wash-bay(3 of which are drive thru's) with 18' O.H.D.'S plus an additional 50' parts/storage bay. The 60'x80' cold storage building is also included. A property offering all these features at a fair cost is hard to find in today's market. The current tenant will be removing the silo/bulk plant equipment this spring. Options to extend the lease beyond July 2027 are available. Contact a commercial Broker today for additional information and to arrange a tour of the property.

Built in 2010

Essential Information

MLS® #	A2190956
Price	\$18
Bathrooms	0.00



Acres	5.12
Year Built	2010
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	34, 61027 672 Township
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Exterior

Roof	Metal
------	-------

Additional Information

Date Listed	February 11th, 2025
Days on Market	215
Zoning	RM-2

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.