

# \$15 - 1 & 2, 10602 79 Avenue, Clairmont

MLS® #A2200977

## \$15

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.06 Acres

N/A, Clairmont, Alberta

Shop and office space for lease!! Total space is 12,720 square feet. Bay 1 is 9,360 sq ft and has two 78' x 120' drive thru bays & one conventional bay. 3 - 16' x 16' overhead doors north elevation. 2 - 16' x 16' sunshine overhead doors south elevation. Bay 2 is 3360 sq ft with one 16' x 16' over head door. Office space in the front with offices, reception, kitchenette, & bathroom. Shop has a bathroom and a storage room. This is a 7 bay building on 3.06 acres, west of the County office.

\$15.00 PSF NNN. Basic Rent = \$15,900.00 + \$795.00 GST = \$16,695.00. Additional Rent is \$5.05 PSF = \$5,353.00 + \$267.65 GST = \$5,620.65. Total Monthly Rent Payment = \$22,315.65.

Built in 2006

## Essential Information

MLS® #	A2200977
Price	\$15
Bathrooms	0.00
Acres	3.06
Year Built	2006
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address 1 & 2, 10602 79 Avenue



Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5G9

### **Amenities**

Parking Spaces	15
----------------	----

### **Additional Information**

Date Listed	March 10th, 2025
-------------	------------------

Days on Market	45
----------------	----

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.