

# \$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
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### **Additional Information**

Date Listed	March 10th, 2025
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Days on Market	57
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Zoning	RM-2
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### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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