

# \$14 - 23, 10322 74 Avenue, Clairmont

MLS® #A2204240

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Clairmont, Alberta

Single shop bay + office with WAY more yard than other multi bay shops. Plenty of room in the massive back yard. Shop has 10' W x 12' H overhead automatic door, 3 phase electrical, shop bathroom + a large 750 Sq Ft mezzanine (not included in Sq Ft ) The space also has a nice reception space with 2 private offices, a bathroom and a kitchenette. Paved front and paved loop around the building. Base Rent is \$2800/month plus Additional Rent of \$1094/month for a Total of \$3894/month plus GST. Owner is a licensed Realtor in Alberta.

Built in 2008

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2204240   |
| Price      | \$14       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2008       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 23, 10322 74 Avenue             |
| Subdivision | N/A                             |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T8X 5A7 |

**Interior**

|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 41               |
| Zoning         | RM-2             |

**Listing Details**

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

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