

# \$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 | 42               |
| Zoning         | RM-2             |

### **Listing Details**

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

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