\$4,000,000 - 15001 89 Street, Clairmont

MLS® #A2192733

\$4,000,000

0 Bedroom, 0.00 Bathroom, Commercial on 2.65 Acres

NONE, Clairmont, Alberta

An exceptional investment opportunity awaits just outside Grande Prairie in McRae Industrial Park, where this 21,439 sq. ft. commercial propertyâ€"featuring 4,447 sq. ft. of second-floor spaceâ€"is fully leased to AAA tenant First Onsite Restoration Ltd., a division of FirstService Corp., on a secure five-year term with no plans to relocate. Purpose-built for functionality and long-term growth, the property includes a professional reception area, spacious boardroom, dedicated lunchroom, and a flexible layout to accommodate evolving business needs. Set on a 2.65-acre lot with paved parking, ample outdoor storage, and excellent accessibility, this asset generates a strong NOI of \$310,866 annually, with escalating income over the lease term. A rare opportunity for stable, long-term returnsâ€"contact your Commercial Realtor® today for more information.



Essential Information

MLS® # A2192733 Price \$4,000,000

Bathrooms 0.00 Acres 2.65 Year Built 2008

Type Commercial
Sub-Type Industrial
Status Active







Community Information

Address 15001 89 Street

Subdivision NONE

City Clairmont

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8x 0J2

Additional Information

Date Listed April 7th, 2025

Days on Market 36

Zoning RM-3

Listing Details

Listing Office RE/MAX Grande Prairie

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