

\$50,000 - 10211 97 Avenue, Clairmont

MLS® #A2232712

\$50,000

0 Bedroom, 0.00 Bathroom,
Commercial on 9.32 Acres

N/A, Clairmont, Alberta

• INDUSTRIAL FACILITY ON 9.32 ACRES. Property offers RM-2 ZONING, MUNICIPAL WATER & SEWER SERVICES, FULLY FENCED & GRAVELLED LOT, EASY HIGHWAY ACCESS, TWO 10-TON CRANES, DEDICATED WASH-BAY, 25'± CLEAR CEILING HEIGHT OUTSIDE OF CRANE AREAS, TWO PARTS AREAS, LOCKER ROOM & LUNCHROOM. CURRENT CONFIGURATION OFFERS 18,000FT.[±] OF SHOP AREA & 5400FT. OF OFFICE/SHOP SUPPORT AREA. THE QUALITY & CONDITION OF THE PROPERTY EXCEEDS MANY OTHER AVAILABLE OPTIONS IN THE MARKET. Main shop area: 10,300ft.² (100'± x 103'± W) WITH EIGHT 18'± O.H.D.[±]. Washbay area: 2700ft.² (27'± x 100'±) WITH TWO 18'± O.H.D.[±]. Secondary Shop area: 5000ft.² (50'± W x 100'± L) WITH THREE 18'± O.H.D.[±]. THIS AREA ALSO INCLUDES A 1250ft.[±]; office area with five offices, lunch area & bathroom. Main office area: 5400ft.[±] hosting up to 12 large offices plus boardroom, two kitchen area & storage space. The exterior of this property is well set up for a variety of uses with good turning radius, separate secured employee parking area, yard lighting, etc. This is currently listed as a sublease opportunity with lease term running to November 2030. Occupancy available in the fall of 2025. Call a commercial Broker today to arrange a property tour and gather additional information.



Built in 2015

Essential Information

MLS® #	A2232712
Price	\$50,000
Bathrooms	0.00
Acres	9.32
Year Built	2015
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	10211 97 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0M6

Additional Information

Date Listed	June 20th, 2025
Days on Market	55
Zoning	RM-2

Listing Details

Listing Office	RE/MAX Grande Prairie
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