

# \$22 - 720049 Rr63, Clairmont

MLS® #A2138461

**\$22**

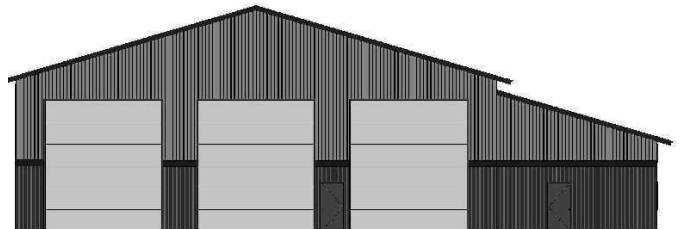
0 Bedroom, 0.00 Bathroom,  
Commercial on 4.33 Acres

NONE, Clairmont, Alberta

(3) 120' DRIVE THROUGH BAYS AND PLENTY OF FENCED YARD with prime frontage to get your business noticed on this very busy route. BRAND NEW build with 6) 16' W X 18 'H Overhead doors. Reception and 2 offices + Lunchroom/ Boardroom/ locker room and separate shop and office bathroom. Yard will be complete with well packed gravel and fully fenced. Need more yard, shop or something custom ? Reach out

Adjoining 4.33 acres can be lease as well.  
Base rent \$16,456 month plus Additional rent \$3740 = \$20,196/Month plus GST.

Built in 2024

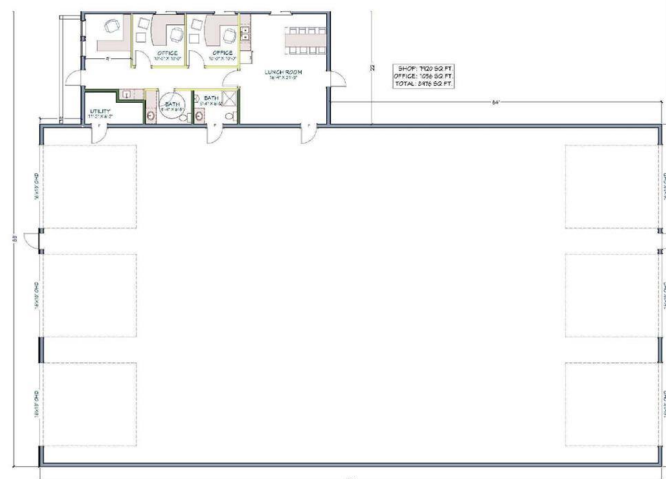


## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2138461   |
| Price      | \$22       |
| Bathrooms  | 0.00       |
| Acres      | 4.33       |
| Year Built | 2024       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 720049 Rr63                     |
| Subdivision | NONE                            |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0H0W0  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2024 |
| Days on Market | 342            |
| Zoning         | GC             |

**Listing Details**

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

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