

# \$14 - Bay #6 & 7, 10602 79 Avenue, Clairmont

MLS® #A2262517

## \$14

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Clairmont, Alberta

3 bays totaling 9360 sq ft of Industrial Shop and office space, available for lease @ \$14.00/sq ft. Total monthly basic rent is \$10,920.00 + \$546.00 GST = \$11,466.00. Additional Rent = \$5.00 PSF = \$3,900.00 + \$195.00 GST = \$4,095.00. Total Monthly Rent Payment is \$15,561.00. Easy hi-way access. Multi-tenant industrial building located on 3.06 Acres in Westmount South Industrial Park in Clairmont. Space is finished with reception area, 3 offices, a lunch room with a kitchenette and 2 washrooms. Shop area has 3 bays, one being a 120' drive through bay. 4 overhead doors are 16 X 16. Sunshine door on one end of drive through bay.

Built in 2007

## Essential Information

MLS® #	A2262517
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	Bay #6 & 7, 10602 79 Avenue
Subdivision	NONE



City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0W0

### **Amenities**

Parking Spaces	10
----------------	----

### **Additional Information**

Date Listed	October 6th, 2025
Days on Market	3
Zoning	RM-2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.