

\$ - 9001 158 Avenue, Clairmont

MLS® #A2265703

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0 Bedroom, 0.00 Bathroom, 12,701 sqft
Industrial on 2.52 Acres

N/A, Clairmont, Alberta

Outstanding industrial property available for sublease. The 12,701 sq.ft. building is situated on 2.52 acres of RM-3 zoned land with excellent access to Highway 43. The building includes 2,260 sq.ft. of main floor office space plus 1,217 sq.ft. upstairs, featuring seven offices and a large boardroom. The 9,224 sq.ft. shop area boasts approximately 25-foot ceiling heights, three 100-foot drive-through bays including a designated wash bay with two wash systems, seven 16'x16' electric overhead doors, sumps, make-up air, a 10-ton crane, and a fully fenced and gated yard. Services include 400-amp, three-phase power, city water and sewer, natural gas, and phone. The property shows like new, with paved parking in front and a well-designed layout suited for heavy industrial use. A rare opportunity in a prime location offering both functionality and impressive curb appeal. Sublease runs until March 31, 2029. (id:6289)

Built in 2018

Essential Information

Listing #	A2265703
Bathrooms	0.00
Square Footage	12,701
Acres	2.52
Year Built	2018
Type	Industrial

Community Information



Address	9001 158 Avenue
Subdivision	N/A
City	Clairmont
Province	Alberta
Postal Code	T8V2N8

Listing Details

Listing Office RE/MAX Grande Prairie



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