

# \$14 - 23, 10322 74 Avenue, Clairmont

MLS® #A2204240

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Clairmont, Alberta

Single shop bay + office with WAY more yard than other multi bay shops. Plenty of room in the massive back yard. Shop has 10' W x 12' H overhead automatic door, 3 phase electrical, shop bathroom + a large 750 Sq Ft mezzanine (not included in Sq Ft ) Bay is 66' deep . The space also has a nice reception space with 2 private offices, a bathroom and a kitchenette. Paved front and paved loop around the building. Base Rent is \$2800/month plus Additional Rent of \$1094/month for a Total of \$3894/month plus GST. Owner is a licensed Realtor in Alberta.

Built in 2008

## Essential Information

MLS® #	A2204240
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	23, 10322 74 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of



Province	Alberta
Postal Code	T8X 5A7

### **Interior**

Heating	Natural Gas
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### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	143
Zoning	RM-2

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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