

# \$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.<sup>±</sup> 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.(100'± L x 103'± W) WITH EIGHT 18'± O.H.D.'±S. Washbay area: 2700ft.(27'± x 100'±) WITH TWO 18'± O.H.D.'±S. Secondary Shop area: 5000ft.(50'± W x 100'± L) WITH THREE 18'± O.H.D.'±S. THIS AREA ALSO INCLUDES A 1250ft.<sup>±</sup>; office area with five offices, lunch area & bathroom. Main office area: 5400ft.<sup>±</sup> 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 | 52              |
| Zoning         | RM-2            |

## Listing Details

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

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