

# \$22 - 9510 78 Avenue, Clairmont

MLS® #A2102108

**\$22**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.00 Acres

NONE, Clairmont, Alberta

This is an incredible opportunity to sublease a first-class industrial property which allows any company the necessary room to grow. The sublease space consists of three 100' bays totaling 7,500 SF of shop/warehouse space, a dedicated 1,000 SF parts room, and 1,500 SF of professional office space. The lease includes an assigned 4-acre graveled and fenced area which includes energized parking.

The overall value is incredible as the Sublandlord is offering the use of the 130' pull-thru wash-bay and the option to lease additional acres at any time during the term of the lease, ensuring that your business will have the opportunity to grow without the additional costs of relocating. To book a showing or for more information call your local Commercial Realtor®.

Built in 2013

## Essential Information

MLS® #	A2102108
Price	\$22
Bathrooms	0.00
Acres	4.00
Year Built	2013
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	9510 78 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0W 0H0

### **Additional Information**

Date Listed	January 22nd, 2024
Days on Market	580
Zoning	RM-2

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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