

# \$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.<sup>±</sup> (100'± x 103'± W) WITH EIGHT 18'± O.H.D.<sup>±</sup>. Washbay area: 2700ft.<sup>±</sup> (27'± x 100'±) WITH TWO 18'± O.H.D.<sup>±</sup>. Secondary Shop area: 5000ft.<sup>±</sup> (50'± W x 100'± L) WITH THREE 18'± O.H.D.<sup>±</sup>. 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	22
Zoning	RM-2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.