

# \$16 - 8902 99 Street, Clairmont

MLS® #A2210709

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.01 Acres

NONE, Clairmont, Alberta

7500 Square foot shop and office space available in this duplex shop on a shared, fully fenced 2 acre lot. Good location visible from Highway 2 in Clairmont. Two 73' bays and one 98' bay. 16' x 16' overhead doors. Nice office area and a large mezzanine. Available May 1st, 2025. Basic Rent is \$16.00 PSF = \$10,000.00 + \$500.00 GST = \$10,500.00 Total Monthly Rent Payment. Additional Rent is \$4.00 PSF = \$2,500.00 + \$125.00 GST = \$2,625.00 Total Monthly Additional Rent Payment. Total Monthly Payment is \$13,125.00. Tenant is responsible for their utilities.

Built in 2005



## Essential Information

MLS® #	A2210709
Price	\$16
Bathrooms	0.00
Acres	2.01
Year Built	2005
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	8902 99 Street
Subdivision	NONE
City	Clairmont

County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5A8

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	11
Zoning	RM-4

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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