

\$4,000,000 - 15001 89 Street, Clairmont

MLS® #A2192733

\$4,000,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.65 Acres

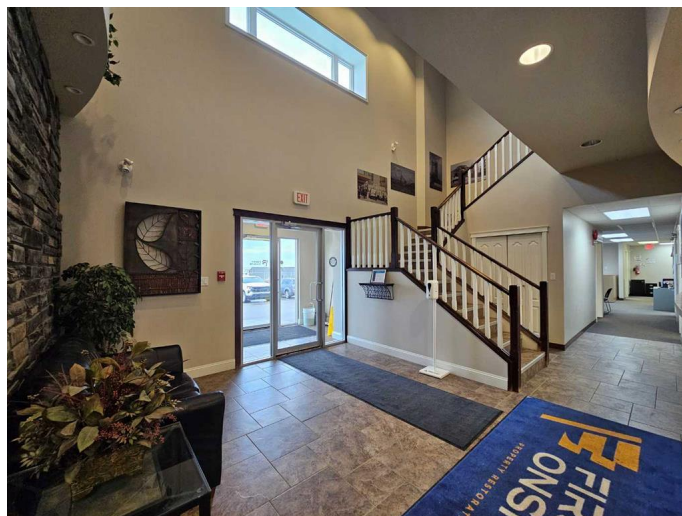
NONE, Clairmont, Alberta

An exceptional investment opportunity awaits just outside Grande Prairie in McRae Industrial Park, where this 21,439 sq. ft. commercial property—featuring 4,447 sq. ft. of second-floor space—is fully leased to AAA tenant First Onsite Restoration Ltd., a division of FirstService Corp., on a secure five-year term with no plans to relocate. Purpose-built for functionality and long-term growth, the property includes a professional reception area, spacious boardroom, dedicated lunchroom, and a flexible layout to accommodate evolving business needs. Set on a 2.65-acre lot with paved parking, ample outdoor storage, and excellent accessibility, this asset generates a strong NOI of \$310,866 annually, with escalating income over the lease term. A rare opportunity for stable, long-term returns—contact your Commercial Realtor® today for more information.

Built in 2008

Essential Information

MLS® #	A2192733
Price	\$4,000,000
Bathrooms	0.00
Acres	2.65
Year Built	2008
Type	Commercial
Sub-Type	Industrial
Status	Active



Community Information

Address	15001 89 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8x 0J2

Additional Information

Date Listed	April 7th, 2025
Days on Market	124
Zoning	RM-3

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.