# \$22 - 720049 Rr63, Clairmont

MLS® #A2231018

#### \$22

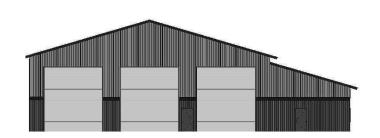
0 Bedroom, 0.00 Bathroom, Commercial on 3.16 Acres

NONE, Clairmont, Alberta

(3) 120' DRIVE THROUGH BAYS AND PLENTY OF FENCED YARD with prime frontage to get your business noticed on this very busy route. BRAND NEW build with 6) 16' W X 18 'H Overhead doors. Reception and 2 offices plus lunchroom/ Boardroom/ locker room and separate shop and office bathroom. Yard will be complete with well packed gravel and fully fenced. Need more yard, shop or something custom? Reach out.

Adjoining 4.33 acres can be lease as well. Base rent \$16,456 month plus Additional rent \$3740 = \$20,196/Month plus GST.





Built in 2025

#### **Essential Information**

MLS® # A2231018

Price \$22
Bathrooms 0.00
Acres 3.16
Year Built 2025

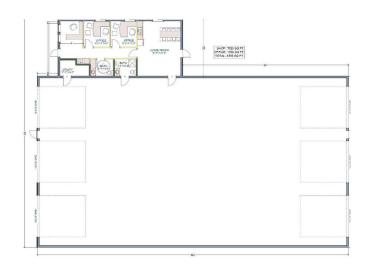
Type Commercial
Sub-Type Industrial
Status Active



Address 720049 Rr63

Subdivision NONE
City Clairmont

County Grande Prairie No. 1, County of



Province Alberta
Postal Code T0H0W0

### **Additional Information**

Date Listed June 13th, 2025

Days on Market 143
Zoning GC

## **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.