

# \$20 - 9801 99 Street, Clairmont

MLS® #A2207544

## \$20

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.31 Acres

N/A, Clairmont, Alberta

6,300 square foot shop / office in Clairmont, visible from Highway 2. The building was constructed in 2004. It has one drive through bay and one conventional bay. The shop is 4,800 square feet and the office area is 1,500 square feet. It is on a 1.3 acre, fenced and graveled lot. This property is zoned RM-4. Basic Rent is \$20.00 PSF = \$10,500.00 + \$525.00 GST = \$11,025.00. Additional Rent is \$4.00 PSF = \$2,100.00 + \$105.00 = \$2,205.00. Total Monthly Rent Payment is \$13,230.00. Tenant is responsible for utilities. Available for May 1st, 2025.

Built in 2010

## Essential Information

MLS® #	A2207544
Price	\$20
Bathrooms	0.00
Acres	1.31
Year Built	2010
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	9801 99 Street
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of



Province	Alberta
Postal Code	T8X 5A8

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	4
Zoning	RM-4

### **Listing Details**

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

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