

# \$22 - 720049 Rr63, Clairmont

MLS® #A2231018

**\$22**

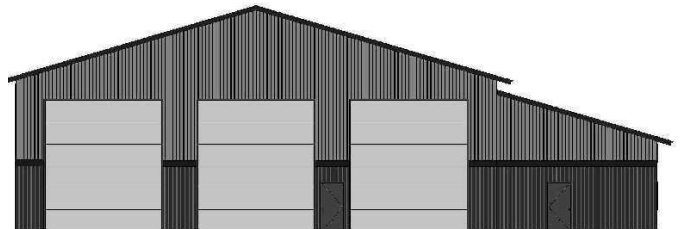
0 Bedroom, 0.00 Bathroom,  
Commercial on 3.16 Acres

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

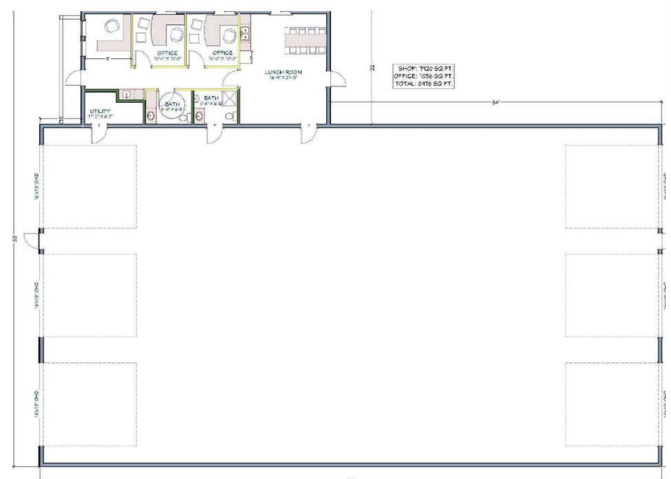


## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2231018   |
| Price      | \$22       |
| Bathrooms  | 0.00       |
| Acres      | 3.16       |
| Year Built | 2025       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| 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 | 62              |
| 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.