

100, 8301 99 Street  
Clairmont, Alberta

MLS # A2284897



**\$14 per sq.ft.**

**Division:** N/A

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,245 sq.ft.

**Zoning:** RM-4

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Co

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Previously tenant was as a Cannabis Shop. The Clairmont Travel Centre Plaza is located at the busiest intersection in the County Of Grande Prairie with traffic counts of 20,000+ vehicles per day. This building can accommodate spaces from 1245-6160 sq.ft as the balance of the building is available. The space currently hosts completed bathroom, and demising walls. Ample parking, National anchor tenants in McDonald's, Shell Gas, Liquor Store, Quiznos and recently a large Day Care was added. Space offers easy access in & out to 99St. The opportunity to secure a rock bottom lease rate on a quality lease space will allow you to take your business/operations to the next level. Call a commercial Realtor today to inquire about the possibilities this space can offer you.