

4, 16101 101 Street  
Clairmont, Alberta

MLS # GP204357



## \$16 per sq.ft.

<b>Division:</b>	Clairmont
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Industrial ,Mixed,Retail ,Wholesale
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	14,382 sq.ft.
<b>Zoning:</b>	RM4

<b>Heating:</b>	-	<b>Addl. Cost:</b>	\$ 7 (Monthly)
<b>Floors:</b>	-	<b>Based on Year:</b>	2018
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity
<b>Exterior:</b>	-	<b>Parking:</b>	Driveway
<b>Water:</b>	Public	<b>Lot Size:</b>	2.32 Acres
<b>Sewer:</b>	Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	-		

Professionally and fully improved space for Lease. 14,382 Square foot retail industrial property located in the Althen Corner Business park. Ideally located near Fountain Tire, UFA, Days Inn, Motel 6, Subway and the Highway 43 overpass. This high traffic location offers great visibility and is optimal for any distribution or whole sale retailer looking for access to all parts of the Grande Prairie and Clairmont area. The property offers 24' ceilings, 200A - 3 phase power, two dock height overhead door in the rear, rooftop HVAC, plus overhead heat with plenty of parking for both staff and clients.