

# \$22 - 720049 Rr63, Clairmont

MLS® #A2231018

**\$22**

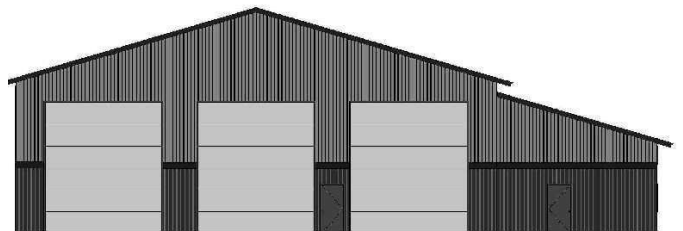
0 Bedroom, 0.00 Bathroom,  
Commercial on 3.16 Acres

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

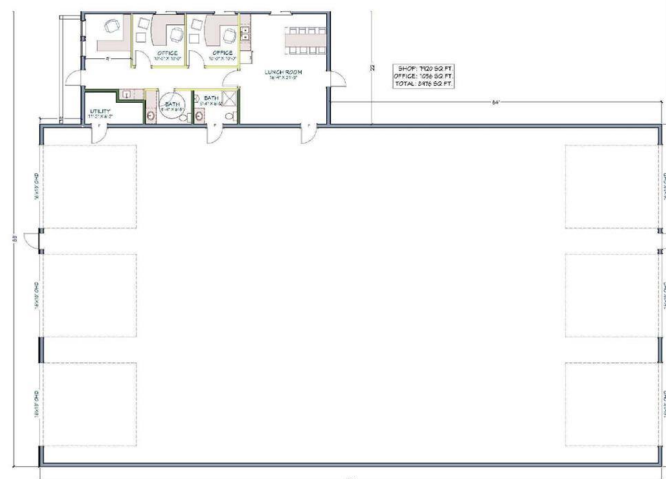


## Essential Information

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	49
Zoning	GC

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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