

\$13 - 14, 10322 74 Avenue, Clairmont

MLS® #A2234553

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Clairmont, Alberta

Single shop bay and office with large FENCED yard . Shop has an overhead automatic door that is 12' x 10'(could be made bigger if needed) 3 phase electrical, shop bathroom and a large 750 Sq Ft mezzanine (not included in Sq Ft). Paved front and paved loop around the building. Office features a reception , 2 private offices, kitchen , storage and dedicated office bathroom. Base Rent is \$2600.00/month plus Additional Rent of \$1056.00/month for a Total of \$3656.00/month plus GST. Owner is a licensed Realtor in Alberta.

Built in 2008

Essential Information

MLS® #	A2234553
Price	\$13
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	14, 10322 74 Avenue
Subdivision	N/A
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta



Postal Code T8X 5A7

Interior

Heating Natural Gas

Additional Information

Date Listed July 3rd, 2025

Days on Market 29

Zoning RM-2

Listing Details

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.