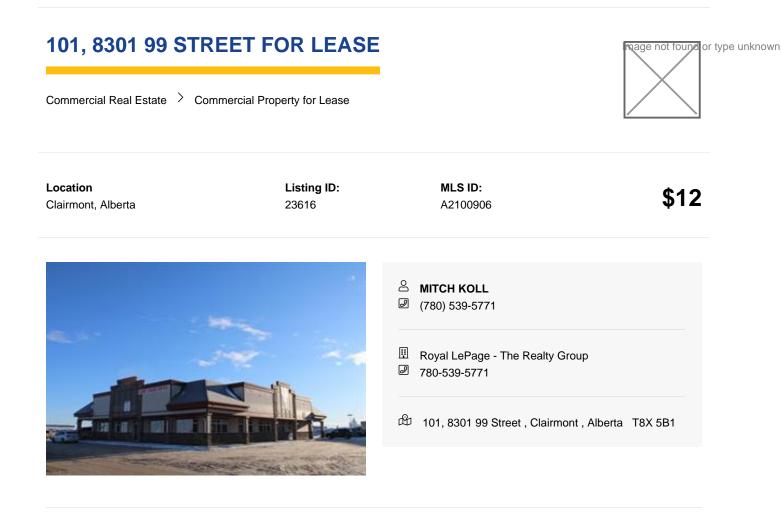


Generated: Sep 8, 2024, 3:02:20

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<b>Transaction Type</b>	<b>Title</b>	Days On Market
For Lease	Fee Simple	231
Lease Amount	Lease Frequency	Zoning
12.00	Annually	RM-4
<b>Subdivision</b> N/A	<b>Building Type</b> Commercial Mix,Office Building,See Remarks	<b>Year Built</b> 2012
Structure Type	Property Type	Property Sub Type
Office	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1424296	1600.00	148.64
<b>Roof</b>	Foundation	Heating
Asphalt	Poured Concrete	Forced Air,Natural Gas
Commercial Amenities	Access to Property	Inclusions
Parking-Extra	On Major Traffic Route,Paved Road	
Restrictions See Remarks	<b>Reports</b> None	

1245 - 6160 Sq ft available in this building. 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 balance of building is now available. Landlord may be wiling to participate in Tenant Improvements for the right tenant & term. Ample parking, National anchor tenants in McDonald's, Shell Gas, Liquor Store, and Quiznos. 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.

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