

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 10812 & 10816 99 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Clairmont, Alberta

**Listing ID:**  
27093

**MLS ID:**  
A2183461

**\$2,199,900**



 **DANIEL CRAM**  
 (780) 814-9482

 Sutton Group Grande Prairie Professionals  
 780-532-7701

 10812 & 10816 99 Street , Clairmont , Alberta T8X 5B4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 54	<b>Zoning</b> RM1
<b>Subdivision</b> NONE	<b>Building Type</b> Warehouse	<b>Year Built</b> 2002
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse
<b>Legal Plan</b> 9523005	<b>Building Area (Sq. Ft.)</b> 17148.00	<b>Building Area (Sq. M.)</b> 1593.09
<b>Lot Size (Sq. Ft.)</b> 63162	<b>Lot Size (Acres)</b> 1.45	<b>Construction Type</b> Wood Frame
<b>Roof</b> Metal	<b>Access to Property</b> On Major Traffic Route	<b>Inclusions</b> off site sea can rentals
<b>Restrictions</b> None Known	<b>Reports</b> Financial Statements	

Highway frontage Mini Storage with 167 rental units, a digital billboard, and room to increase income \$20,000+ more per month! This established storage facility has been operating in Clairmont just minutes north of Grande Prairie for 20 years. Manage with ease using the onsite automated Kiosk that allows customers to rent a unit, grab a lock and get gate access 24-7! Keep an eye on your investment from anywhere in the world with 11 cameras with remote access and online security. Site link, digigate and insomniac online software all work together. Room to grow: market the digital sign and increase revenue by estimated \$15,000 / month, add additional sea cans to add 30 storage units estimated \$2700/ month, fill to add an additional \$9000/ month! This storage facility is located in the Thriving County of Grande Prairie Alberta home to the Agriculture, Forestry and Oil and Gas economic engine. The hamlet of Clairmont has a population of 5000+ and is growing and boasts a large seniors center, k-8 school and New Home Construction underway! With 17000+ sqft of rental space, hwy frontage and located in a growing community lock in your investment today!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.