

\$4,000,000 - 15001 89 Street, Clairmont

MLS® #A2192733

\$4,000,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.65 Acres

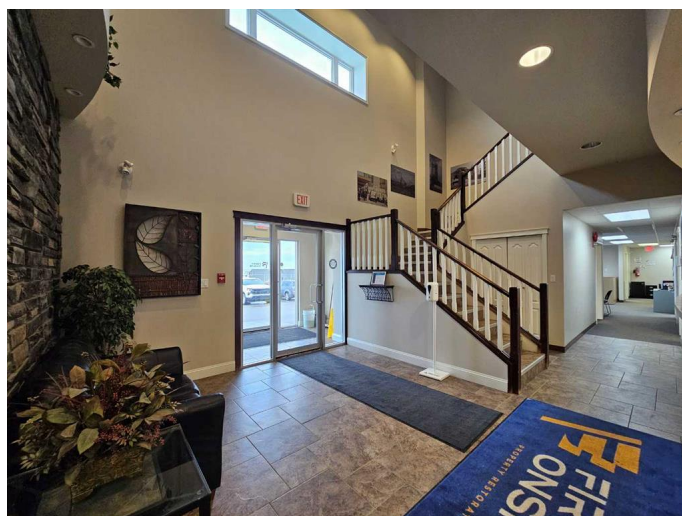
NONE, Clairmont, Alberta

An exceptional investment opportunity awaits just outside Grande Prairie in McRae Industrial Park, where this 21,439 sq. ft. commercial property—featuring 4,447 sq. ft. of second-floor space—is fully leased to AAA tenant First Onsite Restoration Ltd., a division of FirstService Corp., on a secure five-year term with no plans to relocate. Purpose-built for functionality and long-term growth, the property includes a professional reception area, spacious boardroom, dedicated lunchroom, and a flexible layout to accommodate evolving business needs. Set on a 2.65-acre lot with paved parking, ample outdoor storage, and excellent accessibility, this asset generates a strong NOI of \$310,866 annually, with escalating income over the lease term. A rare opportunity for stable, long-term returns—contact your Commercial Realtor® today for more information.

Built in 2008

Essential Information

| | |
|------------|-------------|
| MLS® # | A2192733 |
| Price | \$4,000,000 |
| Bathrooms | 0.00 |
| Acres | 2.65 |
| Year Built | 2008 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |



Community Information

| | |
|-------------|---------------------------------|
| Address | 15001 89 Street |
| Subdivision | NONE |
| City | Clairmont |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8x 0J2 |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 7th, 2025 |
| Days on Market | 135 |
| Zoning | RM-3 |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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