

\$20 - 9001 158 Avenue, Clairmont

MLS® #A2265703

\$20

0 Bedroom, 0.00 Bathroom,
Commercial on 2.52 Acres

NONE, Clairmont, Alberta

Outstanding industrial property available for sublease. The 12,701 sq.ft. building is situated on 2.52 acres of RM-3 zoned land with excellent access to Highway 43. The building includes 2,260 sq.ft. of main floor office space plus 1,217 sq.ft. upstairs, featuring seven offices and a large boardroom. The 9,224 sq.ft. shop area boasts approximately 25-foot ceiling heights, three 100-foot drive-through bays including a designated wash bay with two wash systems, seven 16'x16' electric overhead doors, sumps, make-up air, a 10-ton crane, and a fully fenced and gated yard. Services include 400-amp, three-phase power, city water and sewer, natural gas, and phone. The property shows like new, with paved parking in front and a well-designed layout suited for heavy industrial use. A rare opportunity in a prime location offering both functionality and impressive curb appeal. Sublease runs until March 31, 2029.

Built in 2018

Essential Information

MLS® #	A2265703
Price	\$20
Bathrooms	0.00
Acres	2.52
Year Built	2018
Type	Commercial
Sub-Type	Industrial



Status	Active
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Community Information

Address	9001 158 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 2N8

Additional Information

Date Listed	October 22nd, 2025
Days on Market	11
Zoning	RM-3

Listing Details

Listing Office	RE/MAX Grande Prairie
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