



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

16101, 10123 & 10205 101 Street, 156 Avenue
Clairmont, Alberta

MLS # A2054340



\$16,410,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 66,770 sq.ft.

Zoning: RM-4 , CC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 8.31 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

This is a portfolio sale of three premier commercial properties located in Althen Corner in the County of Grande Prairie. 10123 156 Avenue: this is an incredible two-story office space with modern offices, reception, elevator, conference room, and kitchen area. The building also offers four fully finished warehouse bays with overhead doors at the rear of the property. This building is currently leased to one of North America's leading energy infrastructure companies. 10205 156 Avenue: this is a versatile property that consists of approximately 24,090 square feet of space in the main building with an additional 4,000 square feet of cold storage. It is currently leased to a large multinational full-service tire and mechanic franchise and is a well-established location within the community. 16101 101 Street: this is a multi-tenant mixed-use building totaling 26,416 square feet, which is currently demised to house four tenants. Call your Commercial Realtor for more information today.