



**GRASSROOTS**  
REALTY GROUP

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

102, 8301 99 Street  
Clairmont, Alberta

MLS # A2284899



**\$10 per sq.ft.**

<b>Division:</b>	N/A
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	6,160 sq.ft.
<b>Zoning:</b>	RM-4

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Co
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	None		

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. 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 on whole building 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.