



GRASSROOTS
REALTY GROUP

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10828 99 Street
Clairmont, Alberta

MLS # A2290335



\$16 per sq.ft.

Division: NONE
Type: Industrial
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 4,320 sq.ft.
Zoning: RM-1

Heating: Radiant

Floors: -

Roof: Metal

Exterior: Metal Frame

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Available for sublease until November 30, 2026, this 4,320 SF industrial shop offers a functional layout and exceptional access in the heart of Clairmont. The building features one 90' drive-through bay and one stub bay, both equipped with 14'W x 16'H overhead doors, along with a front office buildout. Positioned directly behind the Clairmont Car Wash with great exposure onto Highway 2, the property benefits from excellent accessibility and a large gravel yard ideal for equipment, fleet, or laydown use. Offered as a sublease at competitive rates: Basic Rent of \$16.00 PSF (\$5,760/month) plus Additional Rent of \$4.00 PSF (\$1,440/month), totaling \$7,200/month plus GST. A clean, well-located shop solution for contractors, service groups, or industrial users looking for short-term flexibility—call your Commercial Realtor today for details.