



**10812 & 10816 99 Street
Clairmont, Alberta**

MLS # A2296710



\$2,399,999

Division: NONE

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Aaims Storage

Bus. Name: AAIMS STORAGE

Size: 17,148 sq.ft.

Zoning: RM1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Wood Frame

Parking: -

Water: -

Lot Size: 1.45 Acres

Sewer: -

Lot Feat: -

Inclusions: DIGITAL SIGN

Mini storage investment opportunity featuring 167 rental units, a high-visibility digital billboard major highway HWY2, and strong in-place income generating \$22,203/month gross and \$17,504/month net based on 2025 adjusted financials. Located just 5 minutes north of Grande Prairie, Alberta—one of Western Canada’s fastest-growing economic hubs serving a regional population nearing 290,000 and driven by oil and gas, agriculture, and forestry—this established facility in Clairmont offers over 17,000+ sq ft of rentable space and is designed for low manpower operation with a modern automated kiosk system allowing tenants to rent, pay, receive gate access, and obtain locks 24/7 without on-site staff. Fully integrated with SiteLink, DigiGate, and Insomniac software and supported by 11 security cameras with remote access, this asset is ideal for hands-off ownership. Significant upside remains with the digital sign, currently only ~30% utilized, presenting potential to add approximately \$100,000/year in additional revenue, along with expansion opportunities, including adding sea cans for approximately 30 more units and increasing occupancy. Positioned in the growing community of Clairmont (population 5,000+), this property benefits from strong regional demand, excellent highway exposure, and a diversified economic base, making it a turnkey, scalable investment with stable cash flow and meaningful future growth potential. Ownership is actively working to increase digital sign utilization, and as revenue grows, the value & price of the asset will rise accordingly, offering buyers the opportunity to secure today’s pricing and capture the upside as income is expanded.