



**GRASSROOTS**  
REALTY GROUP

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100, 8301 99 Street  
Clairmont, Alberta

MLS # A2100905



**\$14 per sq.ft.**

Division:	N/A	Addl. Cost:	-
Type:	Mixed Use	Based on Year:	-
Bus. Type:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Sale/Lease:	For Lease	Parking:	-
Bldg. Name:	-	Lot Size:	-
Bus. Name:	-	Lot Feat:	-
Size:	1,331 sq.ft.		
Zoning:	RM-4		

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt

Exterior: -

Water: -

Sewer: -

Inclusions: .

Previously tenant was as a Cannabis Shop. 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 1331-4150sq.ft. The space currently hosts completed bathroom, and demising walls. Landlord may be willing to participate in Tenant Improvements for the right tenant & term. Ample parking, National anchor tenants in McDonald's, Shell Gas, Liquor Store, Quiznos and recently a large Day Care was added. Space offers easy access in & out to 99St. The opportunity to secure a rock bottom lease rate on a quality lease space 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.