

# \$12 - 101, 8301 99 Street, Clairmont

MLS® #A2100906

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Clairmont, Alberta

1245 - 6160 Sq ft available in this building. 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. as balance of building is now available. 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 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.

Built in 2012

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2100906   |
| Price      | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2012       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

Address 101, 8301 99 Street



|             |                                 |
|-------------|---------------------------------|
| Subdivision | N/A                             |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8X 5B1                         |

### Amenities

|           |  |
|-----------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
|-----------|--|

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt         |
| Foundation | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 10th, 2024 |
| Days on Market | 488                |
| Zoning         | RM-4               |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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