

15001 89 Street
Clairmont, Alberta

MLS # A2192733



\$4,000,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 21,439 sq.ft.

Zoning: RM-3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.65 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

An exceptional investment opportunity awaits just outside Grande Prairie in McRae Industrial Park, where this 21,439 sq. ft. commercial property—featuring 4,447 sq. ft. of second-floor space—is fully leased to AAA tenant First Onsite Restoration Ltd., a division of FirstService Corp., on a secure five-year term with no plans to relocate. Purpose-built for functionality and long-term growth, the property includes a professional reception area, spacious boardroom, dedicated lunchroom, and a flexible layout to accommodate evolving business needs. Set on a 2.65-acre lot with paved parking, ample outdoor storage, and excellent accessibility, this asset generates a strong NOI of \$310,866 annually, with escalating income over the lease term. A rare opportunity for stable, long-term returns—contact your Commercial Realtor today for more information.