

# \$2,199,900 - 10812 & 10816 99 Street, Clairmont

MLS® #A2183461

**\$2,199,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.45 Acres

NONE, Clairmont, Alberta

Highway frontage Mini Storage with 167 rental units, a digital billboard, and room to increase income \$20,000+ more per month! This established storage facility has been operating in Clairmont just minutes north of Grande Prairie for 20 years. Manage with ease using the onsite automated Kiosk that allows customers to rent a unit, grab a lock and get gate access 24-7! Keep an eye on your investment from anywhere in the world with 11 cameras with remote access and online security. Site link, digigate and insomniac online software all work together. Room to grow: market the digital sign and increase revenue by estimated \$15,000 / month, add additional sea cans to add 30 storage units estimated \$2700/ month, fill to add an additional \$9000/ month! This storage facility is located in the Thriving County of Grande Prairie Alberta home to the Agriculture, Forestry and Oil and Gas economic engine. The hamlet of Clairmont has a population of 5000+ and is growing and boasts a large seniors center, k-8 school and New Home Construction underway! With 17000+ sqft of rental space, hwy frontage and located in a growing community lock in your investment today!

Built in 2002

## Essential Information

MLS® #                      A2183461



Price	\$2,199,900
Bathrooms	0.00
Acres	1.45
Year Built	2002
Type	Commercial
Sub-Type	Warehouse
Status	Active

### Community Information

Address	10812 & 10816 99 Street
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5B4

### Exterior

Roof	Metal
Construction	Wood Frame

### Additional Information

Date Listed	December 13th, 2024
Days on Market	145
Zoning	RM1

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.