

**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.