



First Class Shop/Office Space with Ample Yard

For Sublease

9510 78th Avenue, Clairmont, AB



Get more information

Ken Williamson
Principal
780.966.4116
ken.williamson@avisonyoung.com

Carl Pedersen
Principal
780.982.0260
carl.pedersen@avisonyoung.com

Cord Spero
Remax Grande Prairie
780.832.5880
cord@gpremax.com

Jason Williamson
Associate
780.993.3535
jason.williamson@avisonyoung.com

Marjorie Elliott
Associate
778.895.0778
marjorie.elliott@avisonyoung.com

Clairmont's Premier Multi-tenant Shop/Office Facility

About the Property

Favorably located in the tax efficient environment of the County of Grande Prairie, 9510 78th Avenue provides the opportunity to sublease 7,500 square feet of first-class industrial service space with flexible office and ample yard. In addition to the in-bay Hotsy, the landlord offers use of dedicated wash bays in the west building.

Offering highlights include:

- 7,500 SF industrial servicing space in three 100' bays.
- Up to 8,000 SF of main and second floor office, kitchen and lunch space.
- Up to 1,000 SF parts room/receiving area/warehouse
- Two acres of fully improved secure yard, expandable to five acres.
- Sublease rate: \$22 PSF, net.

9510 78th Avenue presents a unique opportunity to sublease state of the art industrial servicing space with office and yard in Clairmont.



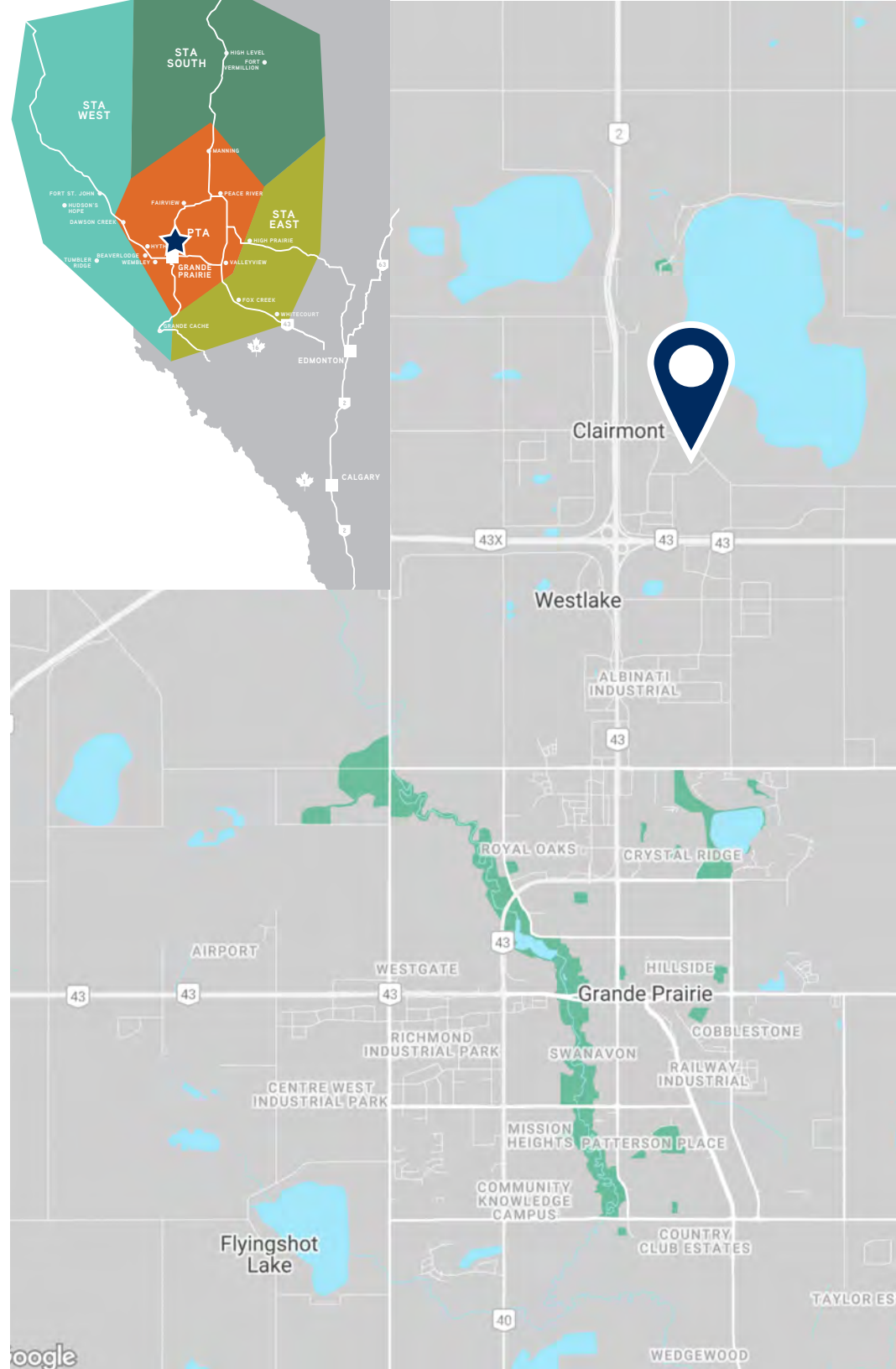
\$130,400
Median Household Income (2020)



Abundant Parking
Both paved/energized and gravelled



Tax Advantageous Clairmont Location



Demographics (County of Grande Prairie No.1)

POPULATION (2022) 25,000

Age (2021)

0-19	29.4%
20-39	22.4%
40-59	28.5%
60+	20%
MEDIAN	38.8

Income (2020.)

MEDIAN HOUSEHOLD INCOME	\$130,400
PERCENTAGE OF HOUSEHOLDS THAT EARN MORE THAN \$80,000	70.3%
PERCENTAGE OF HOUSEHOLDS THAT EARN BETWEEN \$40,000 TO \$80,000	19.6%

Site Specifications

MUNICIPAL 9510 78th Avenue, Clairmont, Alberta

LEGAL Plan 1222470; Block 2; Lots 7/8

YARD AVAILABLE Two acres, expandable to five acres

BUILDING AREA ~7,500 SF shop/warehouse
Up to ~8,000 SF main and second floor office
Up to ~1,000 SF parts/warehouse/receiving

SUBLEASE TERM To June 30, 2033

ACCESS 78th and 81st Avenues

LOADING 6 x 18'x20' grade doors

CEILING HEIGHT 27' at eaves

- ADDITIONAL DETAILS**
- Paved and energized parking, secure gravelled yard
 - 25' x 100' bay dimensions
 - RM-2 Rural Medium Industrial zoning
 - Radiant tube heating
 - Make up air
 - In-bay Hotsy
 - Crane capable
 - Distributed compressed air and water
 - Multiple yard access points
 - Access to dedicated 125' deep wash bays
 - Expansion yard and office space available

SUBLEASE RATE \$22 PSF net, additional yard at \$2,000/acre/month, net

SOUTHERN EXTERIOR

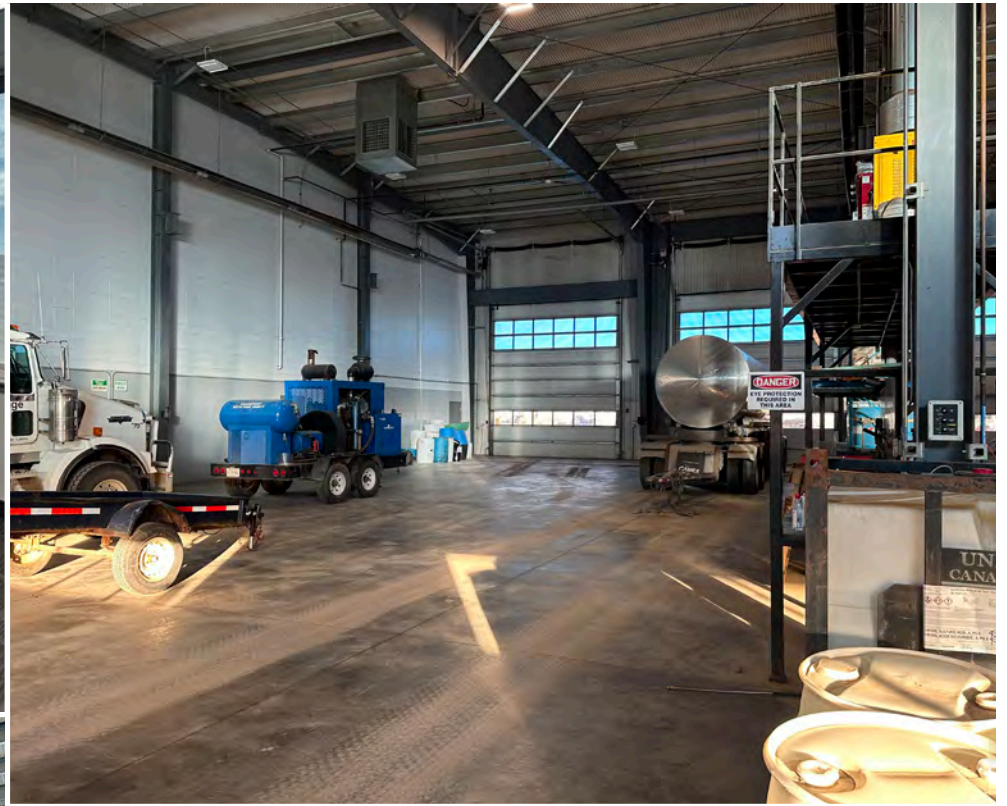


NORTHERN EXTERIOR



EASTERN PROPERTY OVERVIEW





Neighborhood Map





Highway 2

98th Street

96th Street

78th Avenue

81st Avenue



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Suite 2100, 10111 - 104 Avenue | Edmonton, AB | +1 780 428 7850

