

10812 & 10816 99 Street  
Clairmont, Alberta

MLS # A2183461



## \$2,199,900

<b>Division:</b>	NONE
<b>Type:</b>	Warehouse
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Aaims Storage
<b>Bus. Name:</b>	-
<b>Size:</b>	17,148 sq.ft.
<b>Zoning:</b>	RM1

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	Metal
<b>Exterior:</b>	Wood Frame
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	off site sea can rentals

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	1.45 Acres
<b>Lot Feat:</b>	-

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!