

9319 81 Avenue
Clairmont, Alberta

MLS # A2241220



\$22 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	8,819 sq.ft.
Zoning:	RM-2

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

INCREDIBLE OPPORTUNITY - 8819 SQFT OF SHOP AND OFFICE SPACE - RM-2 - 2 LOTS (2.87 AND 2.66 ACRES) TOTAL OF 6 ACRES FENCED, POWERED YARD SITE. 10 TON CRANE RECENT INSPECTION. 3.5 BAYS - 3 DRIVE THROUGH APPROX 100' FT BAYS WITH 16' DOORS. HOTSEY PRESSURE WASH PLUS AIR. POWER TO FENCE PARKING PLUS GATE. NEW FURNACE. ROUGHLY 4 OFFICES, RECEPTION PLUS LUNCH/BOARD ROOM. VACANT THIS AUGUST!!! PHENOMENAL OPPORTUNITY WELL UNDER REPLACEMENT VALUE !