

9510 78 Avenue  
Clairmont, Alberta

MLS # A2253057



## \$18,800,000

Division: N/A

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 53,335 sq.ft.

Zoning: RM-2 - RURAL MEDIUM INDUS

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: AS IS excluding tenant's property

53,335 Square Foot PREMIUM INDUSTRIAL FACILITY on 17.6 Acres. Currently gainfully leased with approximately 8 years remaining. Very strong tenant and lease. The Facility is state-of-the art and in impeccable condition with a well documented move-in report. The property has 3 access points. 11 Bays including 2 wash-bays. The ground work is exceptional. 10 Ton Crane, board rooms parts rooms and modern office space are just some of the features. This only 10 years old. A sound investment.