

14424 97 Street
Clairmont, Alberta

MLS # A2262596

\$1,800,000



Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,300 sq.ft.
Zoning:	RM-2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	4.13 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

This property offering a total of 5,300-square-foot of office and shop space which is located on a fully fenced and graveled 4.13-acre yard, with two approaches. The main building consists of a 40' by 80' shop with one pull-thru bay and three 16' by 16' overhead doors. It is an ideal fit for any company needing a large yard for storage or operations and a small but clean and functional shop and office space that doesn't break the bank. The building features large overhead doors, in-floor & radiant heat, a lunchroom for the staff, and a tool crib. It is all sitting on a generous and well-laid out yard offering ample turning radius, yard lights, and power on the fence. The office area includes a reception, five offices, and a boardroom. Contact your Commercial Realtor[®]; today for a viewing.