

9326 81 Avenue  
Clairmont, Alberta

MLS # A2273356



## \$1,850,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	7,500 sq.ft.
Zoning:	RM-2
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	1.19 Acres
Lot Feat:	-

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	n/ae

Situated on 1.2 acres with excellent access to Highways 43 and 2 North, this separately metered duplex shop presents a strong investment opportunity with long-term tenants in place, including a federal government agency, and a current NOI of \$129,000 set to escalate to \$135,000 in April 2027. Unit A offers 3,000 sq. ft. with a welcoming reception area, main bathroom, kitchen, laminate flooring, ample storage, and an upper level featuring a large private office with a mini-kitchen and space for additional offices or storage, plus a clean rear shop with 14' x 18' overhead door, mezzanine, and fenced yard. Unit B totals 4,500 sq. ft. and includes a similar front office layout with reception, bathroom, kitchen area, storage, and three upper-level offices, along with a bright rear shop featuring a 14' x 18' overhead door, mezzanine, and fenced, graveled yard. Fully leased and well maintained, this is a rare chance to acquire a stable income-producing asset in a strong commercial corridor. Contact your Commercial Realtor&copy; today to arrange a viewing.