

10211 97 Avenue
Clairmont, Alberta

MLS # A2274738



\$50,000 per month

Division: N/A
Type: Industrial
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 23,400 sq.ft.
Zoning: RM-2

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

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 9.32 Acres
Lot Feat: -

“AAA”; INDUSTRIAL FACILITY ON 9.32 ACRES. Property offers RM-2 ZONING, MUNICIPAL WATER & SEWER SERVICES, FULLY FENCED & GRAVELLED LOT, EASY HIGHWAY ACCESS, TWO 10-TON CRANES, DEDICATED WASH-BAY, 25’+ CLEAR CEILING HEIGHT OUTSIDE OF CRANE AREAS, TWO PARTS AREAS, LOCKER ROOM & LUNCHROOM. CURRENT CONFIGURATION OFFERS 18,000FT.+/- OF SHOP AREA & 5400FT. OF OFFICE/SHOP SUPPORT AREA. THE QUALITY & CONDITION OF THE PROPERTY EXCEEDS MANY OTHER AVAILABLE OPTIONS IN THE MARKET. Main shop area: 10,300ft.(100’x 103’W) WITH EIGHT 18’ O.H.D.’S. Washbay area: 2700ft.(27’ x 100’) WITH TWO 18’ O.H.D.’S. Secondary Shop area: 5000ft.(50’W x 100’L) WITH THREE 18’ O.H.D.’S. THIS AREA ALSO INCLUDES A 1250ft.+/- office area with five offices, lunch area & bathroom. Main office area: 5400ft.+/- hosting up to 12 large offices plus boardroom, two kitchen area & storage space. The exterior of this property is well set up for a variety of uses with good turning radius, separate secured employee parking area, yard lighting, etc. This is currently listed as a sublease opportunity with lease term running to November 2030. Occupancy available in the fall of 2025. Call a commercial Broker today to arrange a property tour and gather additional information.