

8601 99 Street
Clairmont, Alberta

MLS # GP205250



\$6,000,000

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|--------------------|---------------------|
| Division: | Clairmont |
| Type: | Office |
| Bus. Type: | Professional/Office |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 26,590 sq.ft. |
| Zoning: | RM-2 |

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|--------------------|---|
| Heating: | - |
| Floors: | - |
| Roof: | - |
| Exterior: | - |
| Water: | - |
| Sewer: | - |
| Inclusions: | - |

| | |
|-----------------------|------------|
| Addl. Cost: | - |
| Based on Year: | 2019 |
| Utilities: | - |
| Parking: | - |
| Lot Size: | 6.00 Acres |
| Lot Feat: | - |

Office Building for SALE with High Exposure and easy access to highways. Room For future development. The Building is situated on 6+ Acres and adjacent to an additional 6.3 Acres so expansion is possible. 12,935 square feet on the main floor featuring 40 offices, two Boardrooms and two lunch areas. Men's and Ladie's washrooms. Each office is climate controlled and almost every office has a window. The upstairs is also available and ready for development. This is a state of the art facility wired for communications and elevator capable. The space is ready for flooring and paint colours to be chosen by the buyer.