

10807/10811 99 Street
Clairmont, Alberta

MLS # A1107796

\$16 per sq.ft.



Division:	N/A
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	6,450 sq.ft.
Zoning:	RM-1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	3.81 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	-		

Amazing value on this Industrial property in Clairmont. Yard consists of 3.81 acres with a 6,450 sq. ft. building with yard lights and is fenced and graveled. Included are 2 storage sheds, 2 sea cans - 8 ft. x 85 ft. along side of building accessed from shop, 18 rail plug-ins and an electric gate. Building has a metal roof, metal siding and some brick facing. 3,750 sq. ft. shop with 1 drive-thru 100 ft. bay with 2 - 16 ft. x 16 ft. O.H. doors plus one 50 ft. long bay with 1 - 16 ft. x 16 ft. O.H. door with electric openers. Property is on City water and sewer, has sumps, 20 ft. high ceilings, 3 piece bathroom of off shop and additional parts storage. 200 amp 3 phase power in building. Main floor office is 1,250 sq. ft. consists of 4 furnished offices, reception area, kitchenette and bathroom. Upstairs offices - 1,450 sq. ft., consists of 5 offices, board room w/kitchenette, fridge and microwave and bathroom. Forced air and air-conditioning in downstairs and upstairs offices. Building has just been totally upgraded. Fantastic fenced and graveled yard with security gate. Large pylon sign to expose your business.