

9326 A 81 Avenue  
Clairmont, Alberta

MLS # A1148531



## \$13 per sq.ft.

|                    |              |
|--------------------|--------------|
| <b>Division:</b>   | N/A          |
| <b>Type:</b>       | Industrial   |
| <b>Bus. Type:</b>  | -            |
| <b>Sale/Lease:</b> | For Lease    |
| <b>Bldg. Name:</b> | -            |
| <b>Bus. Name:</b>  | -            |
| <b>Size:</b>       | 3,000 sq.ft. |
| <b>Zoning:</b>     | -            |

|                    |                      |
|--------------------|----------------------|
| <b>Heating:</b>    | Natural Gas, Radiant |
| <b>Floors:</b>     | -                    |
| <b>Roof:</b>       | Metal                |
| <b>Exterior:</b>   | -                    |
| <b>Water:</b>      | -                    |
| <b>Sewer:</b>      | -                    |
| <b>Inclusions:</b> | -                    |

|                       |   |
|-----------------------|---|
| <b>Addl. Cost:</b>    | - |
| <b>Based on Year:</b> | - |
| <b>Utilities:</b>     | - |
| <b>Parking:</b>       | - |
| <b>Lot Size:</b>      | - |
| <b>Lot Feat:</b>      | - |

GREAT SHOP/OFFICE SPACE IN CLAIRMONT INDUSTRIAL AREA!!! This 3000 sq ft space has a front reception area, main bathroom, kitchen area, laminate flooring, and storage. Common area cost \$3.50 sq ft. Upstairs has large private office with mini kitchen and room for 2 more offices or storage. Back shop has side entrance & rear, overhead door is 14x18, mezzanine for extra storage. large fenced yard, very clean and ready for your business!!!