

9326 B 81 Avenue  
Clairmont, Alberta

MLS # A1149356



## \$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>	4,500 sq.ft.
<b>Zoning:</b>	-

**Heating:** Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

GREAT SHOP/OFFICE SPACE IN CLAIRMONT INDUSTRIAL AREA!!! Immediate possession on Unit B of this duplex style shop. This 4500 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 3 good size offices. Back shop has side entrance with rear overhead 14x18 door, mezzanine for extra storage. The 0.7 acre yard is fenced and graveled. Quick access to highway 43 and Highway 2 north. Very clean and ready for your business!!!