

9420 141 Avenue  
Clairmont, Alberta

MLS # A1163848



## \$1,995,000

Division:	N/A
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	9,715 sq.ft.
Zoning:	RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Two versatile buildings situated on one title with a fenced and graveled 2.47 acres yard zoned RM-2 in the Hamlet of Clairmont. The primary building is a total of 7,500 SF including 1,500 SF on the second floor with 4 - 16' by 18' overhead doors, an overall ceiling height of 27' with a 10 ton crane and 800 Amp, 3 phase service. The secondary building was originally designed to house tanks but can easily be repurposed to be an extremely functional little shop space. This is a must see. Call your local Commercial Realtor&copy; today to book a showing.