

**A & B, 9326 81 Avenue  
Clairmont, Alberta**

**MLS # A1171066**



## \$1,575,000

**Division:** N/A

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,500 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.20 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Amazing opportunity to own this separately metered duplex shop on 1.2 acres with huge investment potential. Are you tired of leasing? You can operate your business on one side and lease out the other side to cover your mortgage and taxes while building equity. One side is a 3000 sq ft space that has a front reception area, main bathroom, kitchen area, laminate flooring, and storage. Upstairs has a large private office with mini kitchen and room for 2 more offices or storage. The back shop has a side entrance & rear, the overhead door is 14x18, a mezzanine for extra storage. a large fenced yard, very clean and ready for your business!!! Unit B of this duplex-style shop is 4500 sq ft. The space has a front reception area, main bathroom, kitchen area, laminate flooring, and storage. Upstairs has 3 good size offices. The back shop has a side entrance with a rear overhead 14x18 door, a mezzanine for extra storage. The yard is fenced and graveled. Quick access to highway 43 and Highway 2 north. Opportunities like this don't come along very often.