

10609 79 Avenue  
Clairmont, Alberta

MLS # GP215579



## \$3,200,000

Division: Clairmont

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 15,000 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: Gravel Driveway

Water: Public

Lot Size: 3.73 Acres

Sewer: Sewer

Lot Feat: Rectangular Lot

Inclusions: -

Well maintained fully duplex-ed shop for sale on 3.73 acres located in Clairmont, just north of the County Sportsplex. This shop is 15,000 Sqft, made up of a combined 12,720 Sqft footprint and 2,280 Sqft of mezzanine office area. Two pull through bays and two half bays with doors on all four sides of the building. It has six 16' by 16' overhead doors and four 14' by 16' doors, creating an extremely versatile space. The building is fitted with municipal water and sewer, as well as 3 phase power, air-conditioned offices, radiant heat in the shop and crane ready. The yard is a corner lot which is well graveled and sloped with 3 approaches, two in the front and one on the side for pull through. Currently there is well established tenant in half the building. This is a must see for anyone in the market. Call your Commercial Realtor&copy; today to book a showing.