

15710 89 Street  
Clairmont, Alberta

MLS # A2122986



## \$2,750,000

**Division:** NONE  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 11,125 sq.ft.  
**Zoning:** RM-3

**Heating:** Make-up Air, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Metal Frame

**Parking:** -

**Water:** -

**Lot Size:** 2.67 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

This 11,125 SF industrial property is situated on a 2.67 acres graveled and fence lot which is available for occupancy in Oct. 2024. The shop is made up of 10,000 SF on the main floor which includes four bays, 3 - 100' drive-through bays and one-half bay with an additional 1,125 SF of second-floor office space. The shop offers radiant heat with an additional make-up air unit, vehicle exhaust system, and seven 16'W by 18'H powered overhead doors. Call your Commercial Realtor&copy; for more information or to book a showing today.