

8002 105 Street  
Clairmont, Alberta

MLS # A2073611



## \$21 per sq.ft.

<b>Division:</b>	NONE
<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>	17,640 sq.ft.
<b>Zoning:</b>	RM-2

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	n/a

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	2.14 Acres
<b>Lot Feat:</b>	-

This industrial property is conveniently situated in Clairmont, just west of the County office. It encompasses 2.14 acres of land which is graveled and fenced with two approaches and RM-2 zoning. The building itself spans a total of 17,640 square feet, with 12,500 square feet of warehouse space. The warehouse is thoughtfully divided into two 100-foot bays, inclusive of five 16-foot by 16-foot overhead doors and a wash bay. The wash area is equipped with a dedicated pressure washer system, complete with its own standalone sump and trough setup that is independent of the municipal services run through the rest of the building. The operational efficiency comes in the form of a 10-ton crane and two 5-ton cranes. It offers radiant heat throughout the warehouse and a high-efficiency furnace for the office and mezzanine areas. The Landlord is offering a three-month free base rent signing bonus to any qualified tenant. To book a showing or for more information call your local Commercial Realtor&reg;.