

15710 89 Street  
Clairmont, Alberta

MLS # A2122986



## \$2,725,000

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
Floors:	-
Roof:	-
Exterior:	Metal Frame
Water:	-
Sewer:	-
Inclusions:	n/a

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	2.67 Acres
Lot Feat:	-

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.