

720049 RR63  
Clairmont, Alberta

MLS # A2138472

## \$2,400,000



<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	8,976 sq.ft.
<b>Zoning:</b>	GC

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Well	<b>Lot Size:</b>	3.16 Acres
<b>Sewer:</b>	Holding Tank	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

(3) 120' DRIVE THROUGH BAYS AND PLENTY OF FENCED YARD with prime frontage to get your business noticed on this very busy route. BRAND NEW build with 6) 16' W X 18 'H Overhead doors. Reception and 2 offices + Lunchroom/ Boardroom/ locker room and separate shop and office bathroom. Yard will be completed with well packed gravel and fully fenced. Need more yard, shop or something custom ? Reach out Adjoining 4.33 acres can be purchased as well.