

14424 97 Street  
Clairmont, Alberta

MLS # A2160760

## \$11,000 per month



<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>	5,300 sq.ft.
<b>Zoning:</b>	RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 4.13 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

This property offering a total of 5,300-square-foot of office and shop space which is located on a fully fenced and graveled 4.13-acre yard, with two approaches. The main building consists of a 40' by 80' shop with one pull-thru bay and three 16' by 16' overhead doors. It is an ideal fit for any company needing a large yard for storage or operations and a small but clean and functional shop and office space that doesn't break the bank. The building features large overhead doors, in-floor & radiant heat, a lunchroom for the staff, and a tool crib. It is all sitting on a generous and well-laid out yard offering ample turning radius, yard lights, and power on the fence. The office area includes a reception, five offices, and a boardroom. Additional Rent is estimated at \$5.50 PSF. Contact your Commercial Realtor&reg; today for a viewing.