

14424 97 Street  
Clairmont, Alberta

MLS # A2160760



## \$11,000 per month

**Division:** NONE  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 5,300 sq.ft.  
**Zoning:** RM-2

<b>Heating:</b> -	<b>Addl. Cost:</b> -
<b>Floors:</b> -	<b>Based on Year:</b> -
<b>Roof:</b> -	<b>Utilities:</b> -
<b>Exterior:</b> Wood Frame	<b>Parking:</b> -
<b>Water:</b> -	<b>Lot Size:</b> 4.13 Acres
<b>Sewer:</b> -	<b>Lot Feat:</b> -
<b>Inclusions:</b> 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.