

9608 69 Avenue  
Clairmont, Alberta

MLS # A2164093



## \$16 per sq.ft.

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,500 sq.ft.

Zoning: RM-4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.78 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

If you're looking to elevate your business's visibility, consider this 4,500 SF space (3,000 SF shop and 1,500 SF office) zoned RM-4 with prime frontage along Highway 43, featuring paved parking, two 60' bays—one of which is a pull-thru—accessible via three 12 ft. x 14 ft. overhead doors, all situated on a 1.78-acre fenced and graveled yard. The office area offers a welcoming reception, three offices, a kitchen/breakroom, and a large boardroom; contact your Commercial Realtor for more information or to schedule a viewing today.