

9420 141 Avenue  
Clairmont, Alberta

MLS # A2182218



## \$1,895,000

Division: N/A

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,500 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: 10 ton crane

Two versatile buildings situated on one title with a fenced and gravelled 2.47 acres yard zoned RM-2 in the Hamlet of Clairmont. The primary building is a total of 7,500 SF including 1,500 SF on the second floor with 4 - 16' by 18' overhead doors, an overall ceiling height of 27' with a 10 ton crane and 800 Amp, 3 phase service. The secondary building was originally designed to house tanks but can easily be repurposed to be an extremely functional little shop space. This is a must see. Call your local Commercial Realtor&copy; today to book a showing.