

15602 89 Street  
Clairmont, Alberta

MLS # A2190694



## \$2,700,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,200 sq.ft.

Zoning: RM-3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.67 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

Located in the McRae Industrial Park this 12,680 sq.ft manufacturing shop has a number of upgrades including two 5 ton cranes, makeup air unit, three pull-thru bays 80' deep with oversize doors and a 50' by 100' insulated Quonset with heat and power. The shop is broken up into 9600 sq.ft of shop space with 3,080 sq.ft of office on two floors. The office area offers a reception area, 6 offices, two lunchrooms, board and locker room with plenty of storage area and air-conditioning. All of this is situated on a 2.67 acre corner lot in McRae with municipal services. Call your Commercial Realtor&copy; today to book a showing.