

14204 93 Street  
Clairmont, Alberta

MLS # A2190717



## \$3,100,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	15,000 sq.ft.
Zoning:	RM-2

Heating:	Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Metal Frame	Parking:	-
Water:	-	Lot Size:	3.00 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

This 15,000 SF multi-tenant industrial property is designed for efficiency, featuring three 100 ft pull-through bays, a 50 ft wash bay, and a 60 ft stub bay. A completely demised 5,000 SF space is leased to a strong tenant at \$80,000 per annum plus NNN until mid-2026, providing stable income. The building includes offices and a reception area on both sides, along with a spacious mezzanine on the west end, perfect for storage or a lunchroom. Equipped with 400 amp 240V 3-phase power, radiant heat, municipal water (holding tank pumps to sewer), and ten 14'W by 16'H overhead doors, this property is well-suited for a variety of industrial operations. The large, fenced, and graveled yard offers security and ample space for equipment. Contact your local Commercial Realtor® to book a showing or for more details.