



**GRASSROOTS**  
REALTY GROUP

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10350 144 Avenue  
Clairmont, Alberta

MLS # A2217807



**\$1,250,000**

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,152 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.21 Acres

Sewer: -

Lot Feat: -

Inclusions: NA

Prime location!!! Lots of storage space on this 3.21 acre, fenced lot in the County and one block from city limits. Includes a 6,152 square foot shop, 2 coverall buildings (3,240 sq ft and 5,040 sq ft) and a 1,000 square foot, fully wired, detached office. The main shop features a mechanical room, wash room, 3 shop areas, , staff area in mezzanine, and an attached coverall. 600 amp electrical in shop. 580 volt power on site with 600 cfm compressor. This property is set up for sand blasting and painting. The Seller recently added a 54' x 16' Paint Booth and has it inside the 120' x 40' Cover All Building. Opportunity for a buyer to start their own business, as the seller will sell the Sand Blasting Equipment for an additional \$200,000.00.