



GRASSROOTS
REALTY GROUP

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**8002 105 Street
Clairmont, Alberta**

MLS # A2224986



\$19 per sq.ft.

| | |
|--------------------|---------------|
| Division: | NONE |
| Type: | Industrial |
| Bus. Type: | - |
| Sale/Lease: | For Lease |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 17,640 sq.ft. |
| Zoning: | RM-2 |

| | |
|--------------------|-----|
| Heating: | - |
| Floors: | - |
| Roof: | - |
| Exterior: | - |
| Water: | - |
| Sewer: | - |
| Inclusions: | n/a |

| | |
|-----------------------|------------|
| Addl. Cost: | - |
| Based on Year: | - |
| Utilities: | - |
| Parking: | - |
| Lot Size: | 2.14 Acres |
| Lot Feat: | - |

This industrial property is conveniently located in Clairmont, just west of the County office. It encompasses 2.14 acres of graveled and fenced land, featuring three approaches and RM-2 zoning. The building spans a total of 17,640 square feet, including 2,500 square feet of grade-level office space with a mezzanine above designed for additional storage. The warehouse is thoughtfully divided into two 100-foot bays, featuring five 16-foot by 16-foot overhead doors and a dedicated wash bay. The wash area is equipped with a pressure washer system, complete with its own standalone sump and trough setup, independent from the municipal services that run through the rest of the building. Operational efficiency is enhanced by a 10-ton crane, two 5-ton cranes, and a make-up air unit. The warehouse is heated with radiant heat, while the office and mezzanine areas are serviced by a high-efficiency furnace. The Landlord is offering a signing bonus of three-month free base rent on a 5-year term for a qualified tenant. To book a showing or for more information, contact your local Commercial Realtor®.