



**GRASSROOTS**  
REALTY GROUP

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**720049 RR63**  
**Clairmont, Alberta**

**MLS # A2231015**

**\$2,400,000**



**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,976 sq.ft.

**Zoning:** GC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Well

**Lot Size:** 3.16 Acres

**Sewer:** Holding Tank

**Lot Feat:** -

**Inclusions:** n/a

(3) 120' DRIVE THROUGH BAYS AND PLENTY OF FENCED YARD with prime frontage to get your business noticed on this very busy route. BRAND NEW build with 6) 16' W X 18 'H Overhead doors. Reception and 2 offices plus Lunchroom/ Boardroom/ locker room and separate shop and office bathroom. Yard will be completed with well packed gravel and fully fenced. Need more yard, shop or something custom? Reach out. Adjoining 4.33 acres can be purchased as well.