



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9502 99 Street  
Clairmont, Alberta

MLS # A2234950



**\$2,350,000**

**Division:** N/A  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 13,066 sq.ft.  
**Zoning:** RM-4

**Heating:** Forced Air, Radiant  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** n/a

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** 2.02 Acres  
**Lot Feat:** -

This must-see property offers exceptional exposure along Highway 2 in Clairmont and sits on 2.02 acres of fully paved yard space, presenting a clean and professional setting for any business. The 13,066 square foot building includes 8,125 square feet of main shop warehouse with three 18' by 18' overhead doors, 3,036 square feet of cold storage that offers three 18' H by 20" W overhead doors, and 1,905 square feet of office and reception area, providing a well-balanced mix of functionality and client-facing appeal. Ideal for businesses seeking visibility and accessibility in a high-traffic location, this property deserves a closer look. Contact the listing Realtor&copy; for more information or to schedule a viewing.