



GRASSROOTS
REALTY GROUP

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**10350 144 Avenue
Clairmont, Alberta**

MLS # A2248004



\$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 the mezzanine, and an attached coverall. 600 amp electrical in shop. 580 volt power on site with 600 cfm compressor. The Seller recently added a 54' x 16' Paint Booth and has it inside the 120' x 40' Cover All Building. This property provides a perfect opportunity for someone to start or expand their own sandblasting / painting business!! The sand blasting equipment can be purchased for an additional \$200,000.00.