



**GRASSROOTS**  
REALTY GROUP

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

9526 85 Avenue  
Clairmont, Alberta

MLS # A2256747



**\$8,300,000**

Division: N/A

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 21,044 sq.ft.

Zoning: RM-4 Highway Industrial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Building as is minus tenant's property

State of the art industrial facility. There is 2 years left on the current lease. 6.61 Acres of graveled land and fenced. This shop is in pristine condition. Single user building and built in 2014. Make this shop and yard your nest home. Enjoy the lease income until you have possession.