



GRASSROOTS
REALTY GROUP

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14424 97 Street
Clairmont, Alberta

MLS # A2262596



\$1,800,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,300 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 4.13 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

This property offering a total of 5,300-square-foot of office and shop space which is located on a fully fenced and graveled 4.13-acre yard, with two approaches. The main building consists of a 40' by 80' shop with one pull-thru bay and three 16' by 16' overhead doors. It is an ideal fit for any company needing a large yard for storage or operations and a small but clean and functional shop and office space that doesn't break the bank. The building features large overhead doors, in-floor & radiant heat, a lunchroom for the staff, and a tool crib. It is all sitting on a generous and well-laid out yard offering ample turning radius, yard lights, and power on the fence. The office area includes a reception, five offices, and a boardroom. Contact your Commercial Realtor[®]; today for a viewing.