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9001 158 Avenue Clairmont, Alberta

Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:

n/a

MLS # A2265703



\$20 per sq.ft.

NONE

Industrial

Division:

Type:

Bus. Type:

Sale/Lease: For Lease

Bldg. Name:
Bus. Name:
Size: 12,701 sq.ft.

Zoning: RM-3

Addl. Cost:
Based on Year:
Utilities:
Parking:
Lot Size: 2.52 Acres

Lot Feat: -

Outstanding industrial property available for sublease. The 12,701 sq.ft. building is situated on 2.52 acres of RM-3 zoned land with excellent access to Highway 43. The building includes 2,260 sq.ft. of main floor office space plus 1,217 sq.ft. upstairs, featuring seven offices and a large boardroom. The 9,224 sq.ft. shop area boasts approximately 25-foot ceiling heights, three 100-foot drive-through bays including a designated wash bay with two wash systems, seven 16'x16' electric overhead doors, sumps, make-up air, a 10-ton crane, and a fully fenced and gated yard. Services include 400-amp, three-phase power, city water and sewer, natural gas, and phone. The property shows like new, with paved parking in front and a well-designed layout suited for heavy industrial use. A rare opportunity in a prime location offering both functionality and impressive curb appeal. Sublease runs until March 31, 2029.