



**GRASSROOTS**  
REALTY GROUP

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14415 100 Street  
Clairmont, Alberta

MLS # A2266085



**\$1,295,000**

Division:	N/A
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,590 sq.ft.
Zoning:	RM-2 - RURAL MEDIUM INDUS

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Compressor, any existing wash systems,		

Your opportunity to own your own HIGH exposure building Sitting on 2 ACRES of fenced and graveled land.. There is a show-room, parts-room, 2 separate shops with 16' high OH doors. The south shop is aprox. 1000 Square Feet. The show-room, offices and parts-room is about 3000 Square Feet. The north shop is a 50 x 50 (2500 Square Feet) shop with Drive-Through bays. This property has 2 gated access points.