



**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.