



GRASSROOTS
REALTY GROUP

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

**9326 81 Avenue
Clairmont, Alberta**

MLS # A2273356



\$1,850,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,500 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.19 Acres

Sewer: -

Lot Feat: -

Inclusions: n/ae

Situated on 1.2 acres with excellent access to Highways 43 and 2 North, this separately metered duplex shop presents a strong investment opportunity with long-term tenants in place, including a federal government agency, and a current NOI of \$129,000 set to escalate to \$135,000 in April 2027. Unit A offers 3,000 sq. ft. with a welcoming reception area, main bathroom, kitchen, laminate flooring, ample storage, and an upper level featuring a large private office with a mini-kitchen and space for additional offices or storage, plus a clean rear shop with 14' x 18' overhead door, mezzanine, and fenced yard. Unit B totals 4,500 sq. ft. and includes a similar front office layout with reception, bathroom, kitchen area, storage, and three upper-level offices, along with a bright rear shop featuring a 14' x 18' overhead door, mezzanine, and fenced, graveled yard. Fully leased and well maintained, this is a rare chance to acquire a stable income-producing asset in a strong commercial corridor. Contact your Commercial Realtor© today to arrange a viewing.