



**8601 99 Street
Clairmont, Alberta**

MLS # A1145092



\$4,500,000

Division:	N/A
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	26,000 sq.ft.
Zoning:	RM-2

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	-

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Office and Industrial Land. Perfect for your full facility needs. State of the art office building situated on over 7 ACRES. This is a prime opportunity to consolidate your operations. This office building is two stories with the main floor offices in place and a blank slate on the second floor allowing for custom development. Ample windows and tons of parking. The remaining land is fenced and graveled and ready for any type of construction. Put your administration and industrial/warehouse divisions together! Note: Office building is available for lease and the land is available for a Build-to-suit option. Call Commercial REALTOR® for your private viewing. Note: There is 6.5 acres adjacent available for 1.5 Million.