



GRASSROOTS
REALTY GROUP

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8704 99 Street
Clairmont, Alberta

MLS # A2072661



\$12 per sq.ft.

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 13,600 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.01 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Great shop with HIGHWAY 2 exposure located on 2+ acres! The shop is 9600 sq ft on the main level with an additional 4000sqf upstairs. Main level has two 80' shop bays with 14'X16' doors, a service area with 2 vehicle bays with 12X12' doors, a 5 ton crane and a bright and open office/reception/show room area. This shop would meet a variety of needs including a dealership, small/large equipment, smaller trucks and could work for semi trucks in the right situation. The property is equipped with in floor heating throughout the building, an air exchanger, is plumbed for an air compressor and has a wash bay with a pressure washer. Total rent including CAM is \$18,600.00 + GST (\$12 a sqf plus gst and CAM). This property is also for sale @ \$2,150,000 MLS# A2080065