



**10610 79 Avenue  
Clairmont, Alberta**

**MLS # A2086553**



**\$4,400,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	31,706 sq.ft.
<b>Zoning:</b>	RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Metal Frame

**Parking:** -

**Water:** -

**Lot Size:** 3.16 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

An outstanding investment opportunity in Clairmont's Westmount South Industrial Subdivision with this 31,706-square-foot multi-tenant commercial property. It features eight bays, including ten 16' high by 16' wide overhead doors at the rear of the building. This property offers unparalleled accessibility and functionality. With 23' ceiling heights in the shop area and various office setups in each space, it provides a versatile environment for a diverse number of businesses. Situated on a 3.16-acre lot, the property boasts a large gravel yard at the rear of the property with individual compounds and a welcoming ample paved parking area at the front. Its strategic location provides excellent access to Highway 2 and 116 Street, making it an ideal choice for any business. Well-maintained property on a corner lot offers a visually appealing building and a lucrative investment opportunity. To book a showing or request more information, please contact your local Commercial Realtor&reg;.