



**GRASSROOTS**  
REALTY GROUP

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

9201 99 Street  
Clairmont, Alberta

MLS # A2111151



**\$2,900,000**

**Division:** N/A  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 14,164 sq.ft.  
**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** AS IS

Shop and office situated on 3.08 ACRES. Great convenient location. All drive-through bays [80 feet]. Dedicated washbay with 18' x 18' OH Doors. There 5 bays in total. The bright and clean offices are upstairs offering maximum use of the main shop. Good turn radius all around with 2 access points. Call Commercial REALTOR® for your private viewing.