



**GRASSROOTS**  
REALTY GROUP

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15710 89 Street  
Clairmont, Alberta

MLS # A2122986



**\$2,750,000**

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,125 sq.ft.

Zoning: RM-3

Heating: Make-up Air, Radiant

Floors: -

Roof: -

Exterior: Metal Frame

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.67 Acres

Lot Feat: -

This 11,125 SF industrial property is situated on a 2.67 acres graveled and fence lot which is available for occupancy in Oct. 2024. The shop is made up of 10,000 SF on the main floor which includes four bays, 3 - 100' drive-through bays and one-half bay with an additional 1,125 SF of second-floor office space. The shop offers radiant heat with an additional make-up air unit, vehicle exhaust system, and seven 16'W by 18'H powered overhead doors. Call your Commercial Realtor&copy; for more information or to book a showing today.