



16101 101 Street
Clairmont, Alberta

MLS # A2142376



\$4,100,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	26,428 sq.ft.
Zoning:	RM-4

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	n/a

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	2.32 Acres
Lot Feat:	-

Investor Alert. A fully improved multi-tenant industrial building consisting of 26,428 sf situated on a 2.32-acre site with two access/egress points onto the west side of 101 Street. The property is currently 85% leased with a weighted average lease term of over 4 years to three strong national tenants. The building is configured for four bays that range in size from 4,012 sf to 14,392 sf with 24' clearance to the bottom of the joists and each bay spanning approximately 100' depth. There is one dock-level door located at the rear of the building and four grade-level overhead loading doors. The flat metal roof has an EPDM roof membrane. There is a paved parking area at the front and rear of the building. Call your Commercial Realtor© for more information or to book a showing today.