



15612 89 Street  
Clairmont, Alberta

MLS # A2144187



**\$2,800,000**

Division:	N/A
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	9,800 sq.ft.
Zoning:	RM-3

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.67 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

The subject property is a 12 year old, 9,800 square foot shop, located in Crossroads South. This shop sits on a 2.67 acre lot that is fully fenced and gravelled. The front part of the lot has paved parking. There is also a 1,949 square foot cold storage coverall building. The shop area is about 8,000 square feet and there is main floor office area of about 1,800 square feet. There is additional developed office area on the mezzanine, which is about 900 square feet. The shop was originally built as a duplex shop and the dividing wall now has an overhead door between the spaces. The owner is using the whole building as a manufacturing shop. There are three 80" drive through bays and one conventional bay. One of the bays is a wash-bay. The ceilings are 20' high. There is 3 phase power with up to 600 Amp service, a 5 ton over head crane and a smaller one, and air compressors. The property has City services. This property is zoned RM-3, which is Rural Heavy Industrial.