



**34, 61027 672 Township  
Clairmont, Alberta**

**MLS # A2190956**



**\$18 per sq.ft.**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 12,218 sq.ft.

**Zoning:** RM-2

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 5.12 Acres

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

12,218sq.ft. INDUSTRIAL FACILITY LOCATED ON 5.12 ACRES. This property is currently available for occupancy in late May 2025 with a sublease term running until July 2027. Very competitive lease rate and manageable net costs of \$4.30/sq.ft. This corner lot offers two approaches, fully fenced and graveled yard with upgraded geotechnical work completed to offer a very stable yard in all weather conditions, perfect for companies with heavier equipment. The interior of the property is in above average condition offering 4-5 offices, reception area, two bathrooms, shop lunch area, 4 full 100' bays including newly added wash-bay(3 of which are drive thru's) with 18' O.H.D.'S plus an additional 50' parts/storage bay. The 60'x80' cold storage building is also included. A property offering all these features at a fair cost is hard to find in today's market. The current tenant will be removing the silo/bulk plant equipment this spring. Options to extend the lease beyond July 2027 are available. Contact a commercial Broker today for additional information and to arrange a tour of the property.