



GRASSROOTS
REALTY GROUP

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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

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 5.12 Acres

Sewer: -

Lot Feat: -

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.