



**GRASSROOTS**  
REALTY GROUP

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14411 95 Street  
Clairmont, Alberta

MLS # A2200587



**\$2,197,000**

Division: N/A

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,900 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: 3.47 Acres

Sewer: Public Sewer

Lot Feat: -

Inclusions: n/a

RARE! 8900 sf, 5 bay shop including a drive thru wash bay situated on a 3.47 acre compacted, corner lot with excellent drainage. Located in the Highway 43 Industrial Park with easy access to Hwy 43 & Hwy 2, this property has 2 access points & is fully fenced with security gates, yard lights, exterior plugs along S. fence & outdoor storage. Recent upgrades include tying in to municipal water and sewer, new furnace, new radiant heaters, new 30x80 addition, paved front parking, renovated office & reception area. Ideal property for small to mid-size operations with 2 large offices (room for more) and large reception area, 5 bays ( 1- 80' drive thru wash bay, 1 - 80' x 30' conventional bay (could be drive through), 1 - 80' conventional bay, 2-60' stub bays. ) with LED lighting throughout & acres of space for laydown/turnaround on well compacted, graveled secure yard. .400amp 120/128V 3 phase power. Call your commercial Realtor to view before it's too late.