

9001 158 Avenue
Clairmont, Alberta

MLS # A2265703



\$20 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	12,701 sq.ft.
Zoning:	RM-3
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	n/a
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	2.52 Acres
Lot Feat:	-

Outstanding industrial property available for sublease. The 12,701 sq.ft. building is situated on 2.52 acres of RM-3 zoned land with excellent access to Highway 43. The building includes 2,260 sq.ft. of main floor office space plus 1,217 sq.ft. upstairs, featuring seven offices and a large boardroom. The 9,224 sq.ft. shop area boasts approximately 25-foot ceiling heights, three 100-foot drive-through bays including a designated wash bay with two wash systems, seven 16"x16" electric overhead doors, sumps, make-up air, a 10-ton crane, and a fully fenced and gated yard. Services include 400-amp, three-phase power, city water and sewer, natural gas, and phone. The property shows like new, with paved parking in front and a well-designed layout suited for heavy industrial use. A rare opportunity in a prime location offering both functionality and impressive curb appeal. Sublease runs until March 31, 2029.