

8601 99 Street
Clairmont, Alberta

MLS # A2273398



\$15 per sq.ft.

Division: N/A
Type: Industrial
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 12,950 sq.ft.
Zoning: RM-2

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: AS IS LESS PERSONAL BELONGINGS	

Discover a highly adaptable commercial space ideal for a wide range of professional, industrial, or institutional uses. The current layout features approximately 40 offices on the main floor, including multiple boardrooms, a full kitchen, and a spacious lunchroom, making it easy to accommodate large teams or reconfigure to suit your operational needs. Upstairs is also available and ready for renovations with the plumbing and electrical already roughed in. The interior is ready for your choice of flooring and paint, allowing you to customize the environment to your brand and workflow. The space is available for immediate occupancy. Outside, the property offers extensive on-site parking, with capacity for hundreds of vehicles, making it ideal for businesses with significant staff or visitor traffic. IN ADDITION, approximately 4 acres of fenced and graveled industrial land are available—perfect for future building expansion, equipment storage, or large-vehicle parking. Incentives are available for qualified tenants. This is a rare opportunity to secure a versatile, scalable property suited to a wide range of commercial and industrial operations. Call a Commercial REALTOR® for your private viewing