

**10211 97 Avenue
Clairmont, Alberta**

MLS # A2274738



\$50,000 per month

Division:	N/A
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	23,400 sq.ft.
Zoning:	RM-2
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	9.32 Acres
Lot Feat:	-

“AAA”; INDUSTRIAL FACILITY ON 9.32 ACRES. Property offers RM-2 ZONING, MUNICIPAL WATER & SEWER SERVICES, FULLY FENCED & GRAVELLED LOT, EASY HIGHWAY ACCESS, TWO 10-TON CRANES, DEDICATED WASH-BAY, 25’+ CLEAR CEILING HEIGHT OUTSIDE OF CRANE AREAS, TWO PARTS AREAS, LOCKER ROOM & LUNCHROOM. CURRENT CONFIGURATION OFFERS 18,000FT.+/- OF SHOP AREA & 5400FT. OF OFFICE/SHOP SUPPORT AREA. THE QUALITY & CONDITION OF THE PROPERTY EXCEEDS MANY OTHER AVAILABLE OPTIONS IN THE MARKET. Main shop area: 10,300ft.(100’L x 103’W) WITH EIGHT 18’ O.H.D.’S. Washbay area: 2700ft.(27’ x 100’) WITH TWO 18’ O.H.D.’S. Secondary Shop area: 5000ft.(50’W x 100’L) WITH THREE 18’ O.H.D.’S. THIS AREA ALSO INCLUDES A 1250ft.+/- office area with five offices, lunch area & bathroom. Main office area: 5400ft.+/- hosting up to 12 large offices plus boardroom, two kitchen area & storage space. The exterior of this property is well set up for a variety of uses with good turning radius, separate secured employee parking area, yard lighting, etc. This is currently listed as a sublease opportunity with lease term running to November 2030. Occupancy available in the fall of 2025. Call a commercial Broker today to arrange a property tour and gather additional information.