

720049 RR63
Clairmont, Alberta

MLS # A2138472

\$2,400,000



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|--------------------|--------------|
| Division: | NONE |
| Type: | Industrial |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 8,976 sq.ft. |
| Zoning: | GC |

| | | | |
|--------------------|--------------|-----------------------|------------|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | Well | Lot Size: | 3.16 Acres |
| Sewer: | Holding Tank | Lot Feat: | - |
| Inclusions: | N/A | | |

(3) 120' DRIVE THROUGH BAYS AND PLENTY OF FENCED YARD with prime frontage to get your business noticed on this very busy route. BRAND NEW build with 6) 16' W X 18 'H Overhead doors. Reception and 2 offices + Lunchroom/ Boardroom/ locker room and separate shop and office bathroom. Yard will be completed with well packed gravel and fully fenced. Need more yard, shop or something custom ? Reach out Adjoining 4.33 acres can be purchased as well.