

**9420 141 Avenue  
Clairmont, Alberta**
**MLS # A2182218**


# \$1,895,000

---

**Division:** N/A

---

**Type:** Industrial

---

**Bus. Type:** -

---

**Sale/Lease:** For Sale

---

**Bldg. Name:** -

---

**Bus. Name:** -

---

**Size:** 7,500 sq.ft.

---

**Zoning:** RM-2

---

**Heating:** -

---

**Addl. Cost:** -

---

**Floors:** -

---

**Based on Year:** -

---

**Roof:** Metal

---

**Utilities:** -

---

**Exterior:** -

---

**Parking:** -

---

**Water:** -

---

**Lot Size:** -

---

**Sewer:** -

---

**Lot Feat:** -

---

**Inclusions:** 10 ton crane

---

Two versatile buildings situated on one title with a fenced and graveled 2.47 acres yard zoned RM-2 in the Hamlet of Clairmont. The primary building is a total of 7,500 SF including 1,500 SF on the second floor with 4 - 16' by 18' overhead doors, an overall ceiling height of 27' with a 10 ton crane and 800 Amp, 3 phase service. The secondary building was originally designed to house tanks but can easily be repurposed to be an extremely functional little shop space. This is a must see. Call your local Commercial Realtor&copy; today to book a showing.