



**GRASSROOTS**  
REALTY GROUP

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8601 99 Street  
Clairmont, Alberta

MLS # A2234951



**\$2,990,000**

Division: N/A  
Type: Industrial  
Bus. Type: -  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 26,000 sq.ft.  
Zoning: RM-2

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: NONE	

Incredible opportunity. This Office structure is partially developed and comes with 5 Acres+/- of well packed fully developed fenced and graveled lot. Each floor is 13,000 Square Feet. Could be a great headquarters with lots of room to build an industrial shop and the 6.5 Acre lot adjacent is also available. Potential of a 11.5 Acre site visible from HWY 2 and just north of McDonalds and Shell Gas Station. This building is easily modified to suit your needs. Upstairs is a vacant slab with roughed-in washrooms and fully functioning HVAC. The building has a fire suppression system. Easy to view.