



GRASSROOTS

REALTY GROUP

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**10815 99 Street
Clairmont, Alberta**

MLS # A2308052



\$1,950,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,500 sq.ft.

Zoning: RM-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.93 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

Located on the north side of Clairmont, this well-equipped industrial property offers an 8,000 SF shop footprint plus a 1,320 SF mezzanine, ideal for a wide range of industrial and service users. The steel-constructed shop features LED lighting, makeup air, 400-amp three-phase power, and a one-ton hoist. The building is configured with four 16' x 18' overhead doors, including one drive-through bay for efficient equipment and fleet movement. A separate 1,500 SF modular office building includes five private offices, a lunch and reception area, providing a functional administrative setup. Situated on 2.93 acres backing onto the railway, the fenced and graveled yard offers excellent storage and maneuverability and includes power services to the yard for added operational flexibility. A highly functional and well-positioned property—call your Commercial Realtor today for more information or to arrange a showing.