



GRASSROOTS
REALTY GROUP

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10350 144 Avenue
Clairmont, Alberta

MLS # A2311642



\$1,249,900

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,152 sq.ft.
Zoning:	RM-2

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	3.21 Acres
Lot Feat:	-

Amazing value and an unbeatable location! Situated on a fully fenced 3.21-acre lot in the County and just one block from city limits, this industrial property offers incredible versatility and room for your business to grow. The property includes a 6,152 sq. ft. shop, two large coverall buildings measuring 3,240 sq. ft. and 5,040 sq. ft., along with a fully wired 1,000 sq. ft. detached office space. The main shop is designed for functionality and efficiency, featuring multiple shop areas, a mechanical room, washroom, mezzanine staff area, and an attached coverall structure. The property is well serviced with 600 amp electrical, 580 volt power, and a 600 CFM compressor already on site. A recently added 5' x 16' paint booth located inside the 12' x 40' coverall building further enhances the flexibility and usability of the property for a wide range of industrial operations. With excellent access, ample yard space, and extensive infrastructure already in place, this property presents an outstanding opportunity for businesses looking to expand or establish themselves in a highly desirable location close to the city limits.