



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6, 63014 Township Road 724
Clairmont, Alberta

MLS # A2320198



\$2,225,000

Division:	N/A
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,040 sq.ft.
Zoning:	RM-2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.50 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

Shop available for sale in Peregrine Business Park, just west of Clairmont, near the traffic circle. This building is 5,040 square feet and is situated on a 2.50 acre, fenced lot. The shop features one 80' drive through bay and two, 52' conventional bays. There are four, 16' x 16' over head doors. The office area consists of a large reception area, two offices, a washroom and a utility room. The shop has a washroom (can be accessed from shop or from office area), a laundry room and a storage room. There is a 936 square foot mezzanine, which can serve as parts storage or as a luncheon / coffee room. This property has a drilled well and a 3,500 gallon septic tank.