



GRASSROOTS
REALTY GROUP

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10211 88 Avenue
Clairmont, Alberta

MLS # A2328395



\$4,650,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 23,444 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.77 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

Located in Clairmont with excellent access to Highway 2 and just minutes from Highway 43. Situated on 2.77 acres, the property features two buildings highlighted by a 23,444 SF main facility, including 17,346 SF of highly functional shop/warehouse space and 6,098 SF of finished office space over two floors. Designed for heavy industrial use, the shop offers ceiling heights ranging from 22 to 26 feet, three 2-ton overhead cranes, a drive-through wash bay, and access through 11 overhead doors. The well-layout office area includes a professional reception, boardroom, training rooms, and a mix of private offices. The property also includes a 7,765 SF auxiliary building with concrete floors and power, providing excellent additional storage out of the elements. A rare opportunity to acquire a high-quality industrial facility in one of the area's most desirable industrial locations. Call your Commercial Realtor® today for more information or to arrange a tour.