



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8704 99 Street
Clairmont, Alberta

MLS # A2334216



\$2,300,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	13,600 sq.ft.
Zoning:	HIGHWAY INDUSTRIAL (RM-4)

Heating: In Floor, Forced Air

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

High-exposure Highway 2 industrial property on 2.01 acres featuring a functional combination of showroom, office, warehouse, shop, service, and storage space. The main floor includes an 80' x 50' shop with a 5-ton overhead crane and dedicated wash bay; a repair area, a 23'8" x 50' warehouse, plus separate parts storage, reception/showroom, multiple offices, and washrooms. Multiple overhead doors provide access to both the shop and warehouse areas, including four 14' x 16' overhead doors serving the main operational areas and supporting efficient equipment and material movement through an approximately 80' drive-through bay. The layout is designed to support efficient operations, with warehouse, parts storage, repair, wash bay, and shop areas strategically connected to streamline inventory handling, maintenance, service, and equipment workflows. A standout feature is the forklift-accessible second-floor load-bearing storage area located directly above and connected to the warehouse. This configuration significantly increases storage capacity without sacrificing valuable warehouse floor area required for receiving, shipping, staging, service work, and equipment storage. The second floor also includes multiple offices, a meeting room, training room, lunchroom, washrooms, and additional storage, offering flexibility for administration, management, staff training, and future growth. Independent stair access allows the upper office area to operate separately from the main floor, creating flexibility for management and additional business functions. The dedicated wash bay allows equipment and vehicle cleaning to occur separately from the primary shop area, preserving valuable shop space for service and repair activities. A professional reception and showroom area provides a customer-facing environment well suited for equipment sales, rentals, parts

distribution, and service operations, allowing customer interaction and operational functions to be accommodated within the same facility. Additional features include three-phase power, in-floor heating, air-conditioned office space, air compressor connections, pressure washer system, and excellent access and visibility from four-lane Highway 2. Floor plans and architectural drawings are available upon request. Property is also listed for lease on MLS# A2335300.