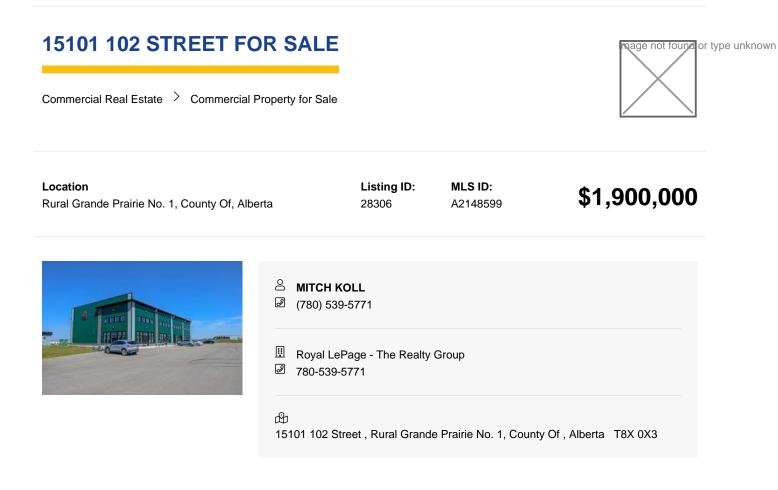


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Transaction Type	<b>Title</b>	Days On Market
For Sale	Fee Simple	412
<b>Zoning</b>	<b>Subdivision</b>	Nearest Town
CC	Highway 43 West Industrial Park	Clairmont
<b>Building Type</b> Commercial Mix,Free-Standing,See Remarks	<b>Year Built</b> 2019	Structure Type Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	0620227
Building Area (Sq. Ft.)	Building Area (Sq. M.)	<b>Lot Size (Sq. Ft.)</b>
10467.00	972.41	112384
Lot Size (Acres)	Construction Type	<b>Roof</b>
2.58	Metal Frame,Metal Siding ,See Remarks	Metal
Foundation	<b>Cooling</b>	Heating
Poured Concrete	Central Air	Other,Propane,See Remarks
<b>Commercial Amenities</b>	Access to Property	Inclusions
Parking-Extra,See Remarks	Paved Road	None
Restrictions	Reports	

Newer nice sized industrial building on 2.58 acres on the north end of the city in the County. Features 8400 sqft on main floor and 2067 Sqft on the second floor which can be used for a number of different uses. Building was constructed so that you can add 4 over head doors to the south side of the building to change the adjust to your needs if required. Building is on municipal water and sewer, air conditioned, and has lots of leasehold improvements already including 2 - 2 piece bathrooms and two larger bathrooms with two showers in each one. Heating is propane and tanks are rented. Lots of paved parking and also offers more land to build another building if desired. This property offers lots of opportunity for many different uses, you can continue to lease it out, or eventually take it over when leases expire and make it your own. You won't be able to build for this price again and it features extra land available for building. Take a look at this option.

None

None Known

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