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## 14411 95 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Clairmont, Alberta



**Listing ID:**  
29755


**MLS ID:**  
A2200587

**\$2,197,000**



 **BEVERLY GREENTREE**  
 (780) 228-1075

 eXp Realty  
 403-262-7653

 14411 95 Street , Clairmont , Alberta T8V7V7

**Transaction Type**

For Sale

**Days On Market**

111

**Zoning**

RM-2

**Subdivision**

N/A

**Year Built**

2000

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

922761

**Building Area (Sq. Ft.)**

8900.00

**Building Area (Sq. M.)**

826.83

**Lot Size (Sq. Ft.)**

151153

**Lot Size (Acres)**

3.47

**Inclusions**

n/a

**Restrictions**

None Known

**Reports**Environmental Phase 1,Other  
Documents

RARE! 8900 sf, 5 bay shop including a drive thru wash bay situated on a 3.47 acre compacted, corner lot with excellent drainage. Located in the Highway 43 Industrial Park with easy access to Hwy 43 & Hwy 2, this property has 2 access points & is fully fenced with security gates, yard lights, exterior plugs along S. fence & outdoor storage. Recent upgrades include tying in to municipal water and sewer, new furnace, new radiant heaters, new 30x80 addition, paved front parking, renovated office & reception area. Ideal property for small to mid-size operations with 2 large offices (room for more) and large reception area, 5 bays ( 1- 80' drive thru wash bay, 1 - 80' x 30' conventional bay (could be drive through), 1 - 80' conventional bay, 2-60' stub bays. ) with LED lighting throughout & acres of space for laydown/turnaround on well compacted, graveled secure yard. .400amp 120/128V 3 phase power. Call your commercial Realtor to view before it's too late.

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