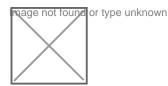


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **14411 95 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Clairmont, Alberta

Listing ID: 29755

ID: MLS ID: A2200587

\$2,197,000



**△** BEVERLY GREENTREE

**2** (780) 228-1075

**403-262-7653** 

14411 95 Street , Clairmont , Alberta T8V7V7

**Transaction Type** 

For Sale

Subdivision

N/A

Property Type Commercial

Commercial

Building Area (Sq. Ft.)

8900.00

Lot Size (Acres)

3.47

Reports

Environmental Phase 1,Other

Documents

**Days On Market** 

111

Year Built

2000

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

826.83

Inclusions

n/a

Zoning

RM-2

Structure Type

Industrial

Legal Plan

922761

Lot Size (Sq. Ft.)

151153

Restrictions

None Known

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.