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## 8002 105 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Clairmont, Alberta



**Listing ID:**  
30765


**MLS ID:**  
A2224986

**\$19**



 **CORD SPERO**  
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 8002 105 Street , Clairmont , Alberta T0H 0W0

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 311	<b>Lease Amount</b> 19.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> RM-2	<b>Subdivision</b> NONE
<b>Year Built</b> 2007	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0625379	<b>Building Area (Sq. Ft.)</b> 17640.00
<b>Building Area (Sq. M.)</b> 1638.80	<b>Lot Size (Sq. Ft.)</b> 93218	<b>Lot Size (Acres)</b> 2.14
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

This industrial property is conveniently located in Clairmont, just west of the County office. It encompasses 2.14 acres of graded and fenced land, featuring three approaches and RM-2 zoning. The building spans a total of 17,640 square feet, including 2,500 square feet of grade-level office space with a mezzanine above designed for additional storage. The warehouse is thoughtfully divided into two 100-foot bays, featuring five 16-foot by 16-foot overhead doors and a dedicated wash bay. The wash area is equipped with a pressure washer system, complete with its own standalone sump and trough setup, independent from the municipal services that run through the rest of the building. Operational efficiency is enhanced by a 10-ton crane, two 5-ton cranes, and a make-up air unit. The warehouse is heated with radiant heat, while the office and mezzanine areas are serviced by a high-efficiency furnace. The Landlord is offering a signing bonus of three-month free base rent on a 5-year term for a qualified tenant. To book a showing or for more information, contact your local Commercial Realtor®.

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