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8601 99 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Clairmont, Alberta

Listing ID:
31177

MLS ID:
A2234951

\$2,990,000



 **PETER SHIELDS**
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 Tom Shields Realty Inc.
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 8601 99 Street , Clairmont , Alberta T8X 5A8

Transaction Type	Days On Market	Zoning
For Sale	191	RM-2
Subdivision	Year Built	Structure Type
N/A	2006	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	0520053
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
26000.00	2415.46	NONE
Restrictions	Reports	
None Known	None	

Incredible opportunity. This Office structure is partially developed and comes with 5 Acres+/- of well packed fully developed fenced and graveled lot. Each floor is 13,000 Square Feet. Could be a great headquarters with lots of room to build an industrial shop\ and the 6.5 Acre lot adjacent is also available. Potential of a 11.5 Acre site visible from HWY 2 and just north of McDonalds and Shell Gas Station. This building is easily modified to suit your needs. Upstairs is a vacant slab with roughed-in washrooms and fully functioning HVAC. The building has a fire suppression system. Easy to view.

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