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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**
 (780) 897-5478

 Tom Shields Realty Inc.
 780-513-4444

 8601 99 Street , Clairmont , Alberta T8X 5A8

Transaction Type

For Sale

Days On Market

63

Zoning

RM-2

Subdivision

N/A

Year Built

2006

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0520053

Building Area (Sq. Ft.)

26000.00

Building Area (Sq. M.)

2415.46

Inclusions

NONE

Restrictions

None Known

Reports

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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