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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.  
 780-513-4444

 8601 99 Street , Clairmont , Alberta T8X 5A8

**Transaction Type**

For Sale

**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 7.68 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 roo to build an industrial shop\ and the 6.5 Acre lot adjacent is also available. Potential of a 14.2 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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