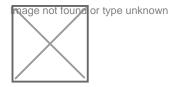


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8601 99 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationClairmont, Alberta

Listing ID: 31177

MLS ID: A2234951

\$2,990,000



△ PETER SHIELDS

2 (780) 897-5478

2 780-513-4444

8601 99 Street , Clairmont , Alberta T8X 5A8

Transaction Type

For Sale

Zoning RM-2 Subdivision

N/A

Year Built

2006

Structure Type

Property Type Commercial

Property Sub Type

Industrial

Legal Plan

Industrial

Building Area (Sq. Ft.)

0520053

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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