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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 For Sale	Days On Market 316	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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