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## 9319 81 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Clairmont, Alberta

**Listing ID:**  
31398

**MLS ID:**  
A2241220

**\$22**



 **SEAN GILLIS**  
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 9319 81 Avenue , Clairmont , Alberta T0H 0W0

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 22.00	<b>Lease Frequency</b> Monthly
<b>Zoning</b> RM-2	<b>Subdivision</b> NONE	<b>Year Built</b> 2013
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 1322967	<b>Building Area (Sq. Ft.)</b> 8819.00	<b>Building Area (Sq. M.)</b> 819.31
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

INCREDIBLE OPPORTUNITY - 8819 SQFT OF SHOP AND OFFICE SPACE - RM-2 - 2 LOTS (2.87 AND 2.66 ACRES) TOTAL OF 6 ACRES FENCED, POWERED YARD SITE. 10 TON CRANE RECENT INSPECTION. 3.5 BAYS - 3 DRIVE THROUGH APPROX 100' FT BAYS WITH 16' DOORS. HOTSEY PRESSURE WASH PLUS AIR. POWER TO FENCE PARKING PLUS GATE. NEW FURNACE. ROUGHLY 4 OFFICES, RECEPTION PLUS LUNCH/BOARD ROOM. VACANT THIS AUGUST!!! PHENOMENAL OPPORTUNITY WELL UNDER REPLACEMENT VALUE !

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