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9510 78 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Clairmont, Alberta



Listing ID:
31906

MLS ID:
A2253057

\$18,800,000



 **PETER SHIELDS**
 (780) 897-5478

 Tom Shields Realty Inc.
 780-513-4444

 9510 78 Avenue , Clairmont , Alberta T8X 0M2

Transaction Type For Sale	Days On Market 234	Zoning RM-2 - RURAL MEDIUM INDUS
Subdivision N/A	Year Built 2015	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1222470
Building Area (Sq. Ft.) 53335.00	Building Area (Sq. M.) 4954.94	Inclusions AS IS excluding tenant's property
Restrictions None Known	Reports None	

53,335 Square Foot PREMIUM INDUSTRIAL FACILITY on 17.6 Acres. Currently gainfully leased with approximately 8 years remaining. Very strong tenant and lease. The Facility is state-of-the art and in impeccable condition with a well documented move-in report. The property has 3 access points. 11 Bays including 2 wash-bays. The ground work is exceptional. 10 Ton Crane, board rooms parts rooms and modern office space are just some of the features. This only 10 years old. A sound investment.

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