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## 9526 85 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Clairmont, Alberta



**Listing ID:**  
32108

**MLS ID:**  
A2256747

**\$8,300,000**



 **PETER SHIELDS**  
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 Tom Shields Realty Inc.  
 780-513-4444

 9526 85 Avenue , Clairmont , Alberta T8X 0M2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 211	<b>Zoning</b> RM-4 Highway Industrial
<b>Subdivision</b> N/A	<b>Year Built</b> 2014	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 132123
<b>Building Area (Sq. Ft.)</b> 21044.00	<b>Building Area (Sq. M.)</b> 1955.04	<b>Inclusions</b> Building as is minus tenant's property
<b>Restrictions</b> None Known	<b>Reports</b> None	

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State of the art industrial facility. There is 2 years left on the current lease. 6.61 Acres of graveled land and fenced. This shop is in pristine condition. Single user building and built in 2014. Make this shop and yard your nest home. Enjoy the lease income until you have possession.

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