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723060 RANGE ROAD 62 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Clairmont, Alberta

Listing ID:
34583

MLS ID:
A2295205

\$1,100,000



 **CHERYL SCHINDEL**
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 723060 Range Road 62 , Clairmont , Alberta T8X 4L9

Transaction Type For Sale	Title Fee Simple	Zoning CM
Subdivision N/A	Nearest Town Clairmont	Building Type Mixed Use
Year Built 1998	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 2620561	Building Area (Sq. Ft.) 1383.00
Building Area (Sq. M.) 128.48	Lot Size (Sq. Ft.) 892980	Lot Size (Acres) 20.50
Roof Asphalt Shingle,Metal,Other	Foundation Poured Concrete	Electric 100 Amp Service
Cooling None	Heating Forced Air,Natural Gas,Wood,Wood Stove	Access to Property Gravel Road
Inclusions N/A	Restrictions Restrictive Covenant	Reports Aerial Photos

Unique 20.50 acre property zoned CM (Country Industrial). Formerly an acreage farm site with a nice fully developed bungalow with 24'x30' heated attached garage, 32'x60' Shop (heated area), 24'x32' Barn and various sheds & dugout. This property has an excellent central location with very good paved access by Clairmont off of Range Road 62 - there is a solid private driveway & circular drive in front of the house & shop. The property has fenced & cross fenced areas previously having animals. There is a water well with option to access city water & sewer & sewer is a septic tank with pumpout. This is a lovely property with the option to have your business with a functional & desirable living area. Take a look before it is gone!!

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