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10350 144 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Clairmont, Alberta



Listing ID:
35290

MLS ID:
A2311642

\$1,249,900



 **GREG SHILLINGTON**
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 Grassroots Realty Group Ltd.
 1-833-477-6687

 10350 144 Avenue , Clairmont , Alberta T8V 7S9

Transaction Type For Sale	Zoning RM-2	Subdivision NONE
Year Built 1997	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9720474	Building Area (Sq. Ft.) 6152.00
Building Area (Sq. M.) 571.53	Lot Size (Sq. Ft.) 139827	Lot Size (Acres) 3.21
Inclusions N/A	Restrictions None Known	Reports None

Amazing value and an unbeatable location! Situated on a fully fenced 3.21-acre lot in the County and just one block from city limits, this industrial property offers incredible versatility and room for your business to grow. The property includes a 6,152 sq. ft. shop, two large coverall buildings measuring 3,240 sq. ft. and 5,040 sq. ft., along with a fully wired 1,000 sq. ft. detached office space. The main shop is designed for functionality and efficiency, featuring multiple shop areas, a mechanical room, washroom, mezzanine staff area, and an attached coverall structure. The property is well serviced with 600 amp electrical, 580 volt power, and a 600 CFM compressor already on site. A recently added 54' x 16' paint booth located inside the 120' x 40' coverall building further enhances the flexibility and usability of the property for a wide range of industrial operations. With excellent access, ample yard space, and extensive infrastructure already in place, this property presents an outstanding opportunity for businesses looking to expand or establish themselves in a highly desirable location close to the city limits.

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