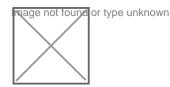


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 8601 99 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Clairmont, Alberta

Listing ID: 14325 MLS ID: A1145092

\$4,500,000



- **△** PETER SHIELDS
- **2** (780) 897-5478
- **2** 780-513-4444
- 8601 99 Street , Clairmont , Alberta T8X 5A8

**Transaction Type** 

For Sale

**Days On Market** 

961

Year Built

Zoning

RM-2

Subdivision

N/A

Structure Type

Office

2006

**Property Type** 

Commercial

**Property Sub Type** 

Office

Legal Plan 0520053

Building Area (Sq. Ft.)

26000.00

Building Area (Sq. M.)

2415.46

Restrictions

None Known

Reports None

Office and Industrial Land. Perfect for your full facility needs. State of the art office building situated on over 7 ACRES. This is a prime opportunity to consolidate your operations. This office building is two stories with the main floor offices in place and a blank slate on the second floor allowing for custom development. Ample windows and tons of parking. The remaining land is fenced and graveled and ready for any type of construction. Put your administration and industrial/warehouse divisions together! Note: Office building is available for lease and the land is available for a Build-to-suit option. Call Commercial REALTOR® for your private viewing. Note: There is 6.5 acres adjacent available for 1.5 Million.

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