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## 9510 78 Avenue , Clairmont, Alberta - \$22



Main Photo

### Property Description

This is an incredible opportunity to sublease a first-class industrial property which allows any company the necessary room to grow. The sublease space consists of three 100' bays totaling 7,500 SF of shop/warehouse space, a dedicated 1,000 SF parts room, and 1,500 SF of professional office space. The lease includes an assigned 4-acre graveled and fenced area which includes energized parking. The overall value is incredible as the Sublandlord is offering the use of the 130' pull-thru wash-bay and the option to lease additional acres at any time during the term of the lease, ensuring that your business will have the



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opportunity to grow without the additional costs of relocating. To book a showing or for more information call your local Commercial Realtor®.

## REALTOR Referral

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