



## 10211 97 Avenue , Clairmont, Alberta - \$50,000



Main Photo

### Property Description

“AAA” INDUSTRIAL FACILITY ON 9.32 ACRES. Property offers RM-2 ZONING, MUNICIPAL WATER & SEWER SERVICES, FULLY FENCED & GRAVELLED LOT, EASY HIGHWAY ACCESS, TWO 10-TON CRANES, DEDICATED WASH-BAY, 25'+ CLEAR CEILING HEIGHT OUTSIDE OF CRANE AREAS, TWO PARTS AREAS, LOCKER ROOM & LUNCHROOM. CURRENT CONFIGURATION OFFERS 18,000FT. +/- OF SHOP AREA & 5400FT. OF OFFICE/SHOP SUPPORT AREA. THE QUALITY & CONDITION OF THE PROPERTY EXCEEDS MANY OTHER AVAILABLE OPTIONS IN THE MARKET. Main shop area: 10,300ft.(100'L x 103"W) WITH EIGHT 18' O.H.D.'S. Washbay area: 2700ft.(27' x 100') WITH TWO 18' O.H.D.'S. Secondary Shop area: 5000ft.(50'W x 100'L) WITH THREE 18' O.H.D.'S. THIS AREA ALSO INCLUDES A 1250ft.+/- office area with five offices, lunch area & bathroom. Main office area: 5400ft.+/- hosting up to 12 large offices plus boardroom, two kitchen area & storage space. The exterior of this property is well set up for a variety of uses with good turning radius, separate secured employee parking area, yard lighting, etc. This is currently listed as a sublease opportunity with lease term running to November 2030. Occupancy available in the fall of 2025. Call a commercial Broker today to arrange a property tour and gather additional information.

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