

**8704 99 Street**  
**Clairmont, Alberta**

**MLS # A2139790**



**\$2,150,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	13,600 sq.ft.
<b>Zoning:</b>	RM-4

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	2.01 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Great shop with HIGHWAY 2 exposure located on 2+ acres! The shop is 9600 sq ft on the main level with an additional 4000sq upstairs. Main level has two 80' shop bays with 14'X16' doors, a service area with 2 vehicle bays with 12X12' doors, a 5 ton crane and a bright and open office/reception/show room area. This shop would meet a variety of needs including a dealership, small/large equipment, smaller trucks and could work for semi trucks in the right situation. The property is equipped with in floor heating throughout the building, an air exchanger, is plumbed for an air compressor and has a wash bay with a pressure washer. Lease ends June 30th, 2026.