

**8601 99 Street**  
**Clairmont, Alberta**

**MLS # A2234951**



**\$2,990,000**

Division:	N/A
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	26,000 sq.ft.
Zoning:	RM-2
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	NONE
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Incredible opportunity. This Office structure is partially developed and comes with 5 Acres+/- of well packed fully developed fenced and graveled lot. Each floor is 13,000 Square Feet. Could be a great headquarters with lots of room to build an industrial shop\ and the 6.5 Acre lot adjacent is also available. Potential of a 11.5 Acre site visible from HWY 2 and just north of McDonalds and Shell Gas Station. This building is easily modified to suit your needs. Upstairs is a vacant slab with roughed-in washrooms and fully functioning HVAC. The building has a fire suppression system. Easy to view.