

780-228-2224 donna@donnawilson.ca

## 10350 144 Avenue Clairmont, Alberta

MLS # A2248004



\$1,250,000

NONE

Industrial

Division:

Type:

**Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 6,152 sq.ft. Zoning: RM-2 Addl. Cost: **Based on Year: Utilities:** Parking: 3.21 Acres Lot Size: Lot Feat:

Inclusions:

**Heating:** 

Floors:

Roof: **Exterior:** 

Water:

Sewer:

NA

Prime location!!! Lots of storage space on this 3.21 acre, fenced lot in the County and one block from city limits. Includes a 6,152 square foot shop, 2 coverall buildings (3,240 sq ft and 5,040 sq ft) and a 1,000 square foot, fully wired, detached office. The main shop features a mechanical room, wash room, 3 shop areas, staff area in the mezzanine, and an attached coverall. 600 amp electrical in shop. 580 volt power on site with 600 cfm compressor. The Seller recently added a 54' x 16' Paint Booth and has it inside the 120' x 40' Cover All Building. This property provides a perfect opportunity for someone to start or expand their own sandblasting / painting business!! The sand blasting equipment can be purchased for an additional \$200,000.00.