

**6901 96 Street**  
**Clairmont, Alberta**

**MLS # A2095062**



**\$6,000,000**

<b>Division:</b>	N/A
<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>	3,600 sq.ft.
<b>Zoning:</b>	RM-4
<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	Wood Frame
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	n/a
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	12.85 Acres
<b>Lot Feat:</b>	-

This occupied industrial property is being sold with a tenant in place and features amazing exposure with 12.85 acres of frontage zoned RM-4 on Highway 43. The fully serviced fenced and graveled property features 14,280 SF of heated and fully enclosed space with an additional 33,688 SF of cold storage with a total of three 10-ton cranes. This includes a well laid out and beautifully finished 3,600 SF office consisting of an additional 3,600 SF basement situated on an ICF foundation with great curb appeal. The fully enclosed "Test Shop" offers a 10-ton crane and 30' hanger door, air compressor, and Hotsy unit. Call your Commercial Realtor&copy; for more information or to book a showing today.