

10820 & 10824 99 Street  
Clairmont, Alberta

MLS # A2164441



**\$1,199,900**

<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>	4,000 sq.ft.
<b>Zoning:</b>	RM-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.49 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

This property in Clairmont features a spacious 50x80 sq/ft shop with prime highway frontage, offering excellent visibility and accessibility. The shop includes four 16' overhead doors, ideal for large vehicles and equipment. Situated on 1.5 acres of land, the site provides ample space for expansion or additional storage. With its strategic location and versatile features, this property is well-suited for various commercial or industrial uses.