



7001 96 Street Clairmont Alberta

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Expansive 14.77 Acre RM-2 Industrial Site for Sublease. Aggressively priced 30% below market value in order to attract a solid tenant. The property offers 100' x 185'= 18,500 sq.ft. of shop space in the main building + 3800 sq.ft. parts area & shop support areas + 5800 sq.ft. of office space on 2 floors + 5000 sq.ft. secondary shop in yard. A total of 33,100 sq.ft. available. The property has everything needed for large scale industrial uses: SEVEN FULL DRIVE THRU BAYS with 16' x 16' powered Over Head Doors, wash bay with full length 4ft. wide sump pit + cat-walk, service bay, two 10 ton bridge cranes on separate spans which cover 5 of 7 bays, in-floor service pit, large parts area with dedicated 8ft. OHD, huge locker room with two bathroom areas + showers, staff/kitchen area. High end office space on 2nd floor with training room, board room, lounge area, kitchen area, 9 private offices, two bathrooms. If you have been waiting for an opportunity to take your operations to the next level this is it. There are 24 months remaining on the lease term. Current tenant is ultra motivated to secure a sublease and will consider all offers & arrangements. (id:6769)



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