



9608 69 Avenue Clairmont Alberta

\$1,799,000

HIGH VISIBILITY INDUSTRIAL SPACE IN CROSSROADS NORTH! This 9,000sq.ft building sits on a fully fenced & gravelled 1.78 Acre lot in Crossroads North Industrial. Building is perfectly set-up with two almost identical halves - each with 3,000sq.ft of Shop space and 1,500sq.ft of Air-Conditioned Office space (4,500sq.ft total in each side). Each shop comes with 200-Amp 3-Phase Power, In-Floor Heat, Exhaust Fans, 3-14H x 12W Insulated OH Doors, a 60ft Drive-Thru Bay and a fenced/gravelled compound with access from both North & South end. West Shop also has a 2-ton OH Crane. Built in 2007 on a structural concrete foundation (not floating slab). Call your REALTOR(R) of choice and book your tour today! (id:6769)



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