

**9101 102 Street**  
**Clairmont, Alberta**

**MLS # A2236661**



**\$1,931,300**

|                    |                         |
|--------------------|-------------------------|
| <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>       | 2,000 sq.ft.            |
| <b>Zoning:</b>     | RM-4 Highway Industrial |

|                    |      |
|--------------------|------|
| <b>Heating:</b>    | -    |
| <b>Floors:</b>     | -    |
| <b>Roof:</b>       | -    |
| <b>Exterior:</b>   | -    |
| <b>Water:</b>      | -    |
| <b>Sewer:</b>      | -    |
| <b>Inclusions:</b> | none |

|                       |   |
|-----------------------|---|
| <b>Addl. Cost:</b>    | - |
| <b>Based on Year:</b> | - |
| <b>Utilities:</b>     | - |
| <b>Parking:</b>       | - |
| <b>Lot Size:</b>      | - |
| <b>Lot Feat:</b>      | - |

Fully Fenced and graveled 6.23 Acre Lot FOR SALE. This is high visibility lot on High Ground. Extremely high exposure facing HWY 2 in Clairmont's Industrial Zone with all the major players nearby. There is a large paved pad on the lot as well as a large pole sign facing the highway.