



FOR SALE

Freestanding Industrial Building

9201 99 Street, Clairmont

14,164 SF on 3.08 Acres (+/-)



AICRE
COMMERCIAL

FOR SALE

9201 99 Street, Clairmont



- 5 DRIVE-THROUGH BAYS
- GOOD TURNING RADIUS - 2 ACCESS POINTS
- DRIVE-THROUGH WASH BAY

Excellent access to highway 2, highway 43 and 100 avenue

Neighbouring businesses include FluidPRO Oilfield Services Ltd., Dragon Energy Sales and Services, H2Oil Energy inc. and Ocean Fluid & Filtration

Located in the heart of Northgate Industrial Park

Stand-alone industrial building

Fenced and gated yard – well graveled

2 floors of neat built office



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Property Specifications

Yard:	Paved & Fenced
Heat:	Radiant
Power:	400 Amp / 480 V / 3 Phase (TBC)
Loading:	8 x 16' Grade Doors 2 x 18' Grade Doors
Ceiling Height:	24'
Wash Bay:	Yes
Sump:	Yes





Property Details

Address:	9201 99 Street, Clairmont
Legal:	Plan 0522766, Block 1, Lot 9A
Zoning:	RM-2 Rural Medium Industrial
Lot Size:	3.08 Acres
Building Size:	14,164 SF (+/-)
Warehouse:	10,000 SF (+/-)
Office:	4,164 SF (+/-)
Possession:	60 Days
Property Tax:	\$37,600 (2023 Est)
Sale Price:	\$3,200,000.00

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