

**AVISON  
YOUNG**

**RE/MAX**

**For Sale**  
**Heavy Duty Fabrication Facility**

9101 - 150 Avenue  
Clairmont, AB



**Get more information**

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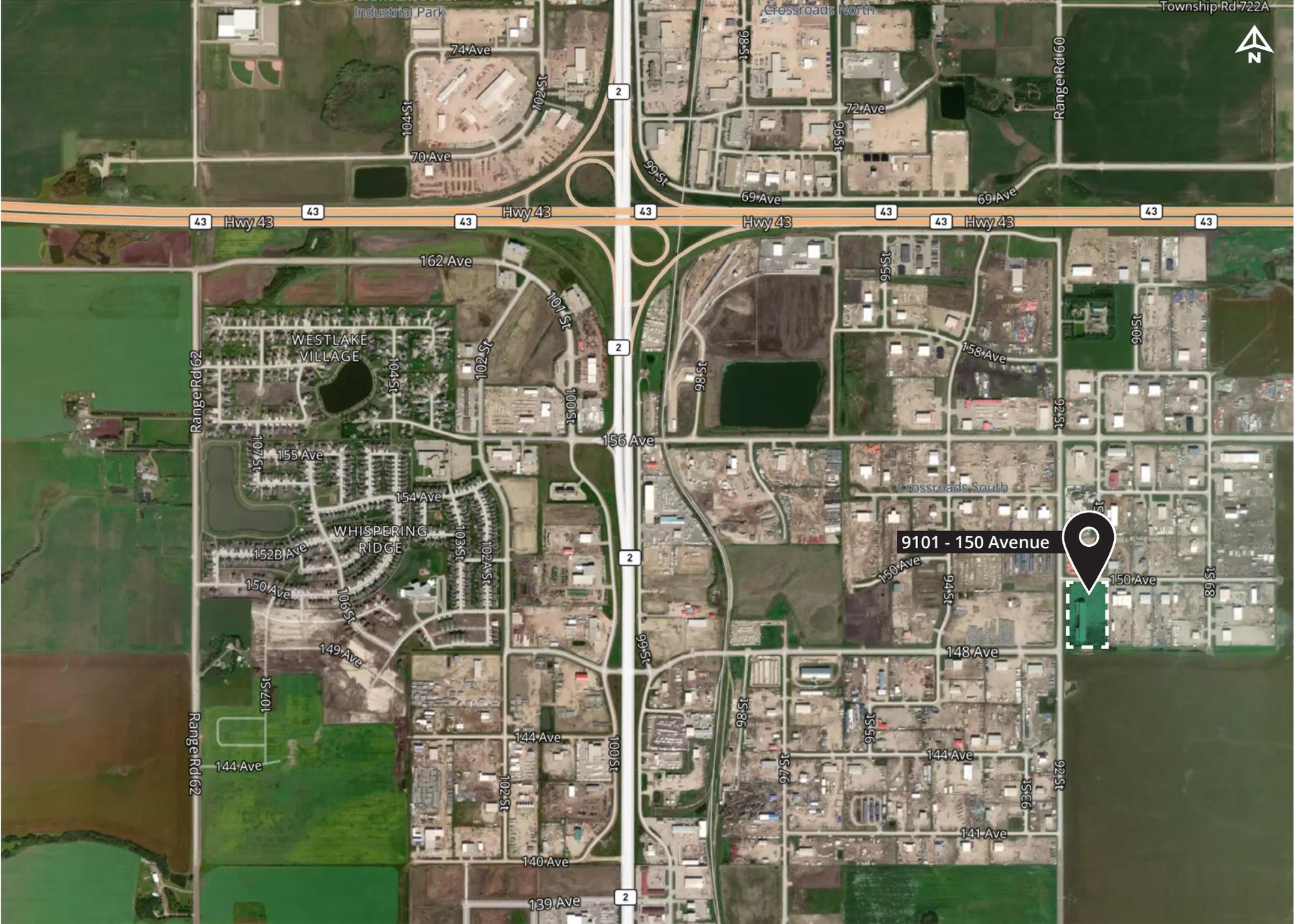
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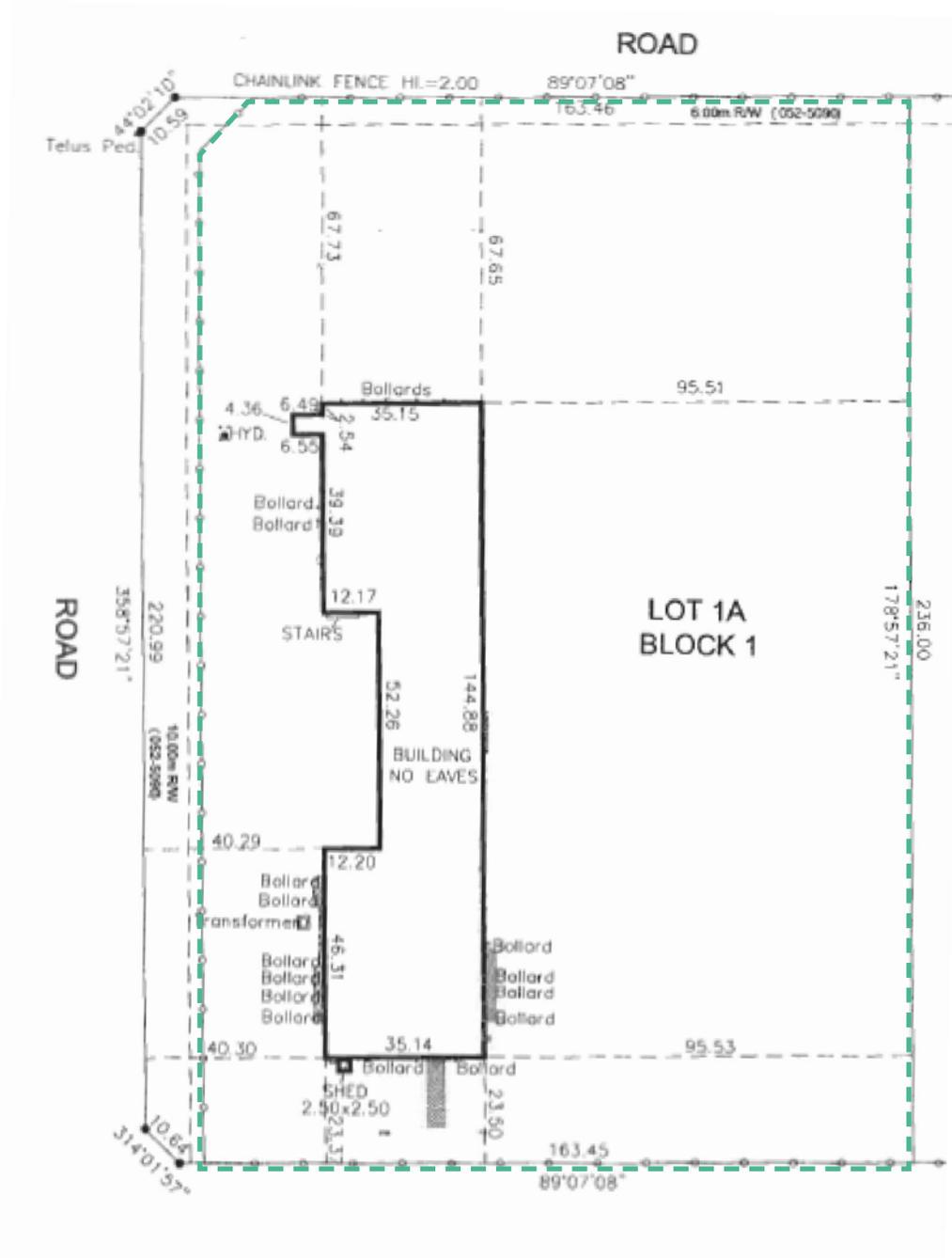
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Site Plan



## Site Specifications

Address:	9101 - 150 Avenue, Clairmont, Alberta
Legal Address:	Plan 052 5087 Block 1 Lot 1A
Zoning:	RM-3 - Rural Heavy Industrial District
Site Size:	9.96 Acres
Building Size:	51,625 SF
Year Built:	2006
Ceiling Height:	40' under hook
Cranes:	2 x 20 ton, 1 x 10 ton, 1 x 5 ton
Make Up Air:	Yes
Power:	Heavy power with extensive distribution - 1,600 amps, 600 volts, 3 phase, 4 wire
Loading:	1 X crane door 2 x 20' grade overhead doors (east) 1 x 16' tall overhead door (west) 2 x 18' overhead doors (west)
Yard Improvements:	Secure gravel yard
Taxes:	\$11,331.39 (2024)

**Asking Price: \$4,995,000**

### Offering highlights include:

- Multi-tenant building (two tenants)
- North and south ends of building have an exterior concrete crane pad
- Compressor with distributed air
- Radiant tube and in-floor heating
- Metal roof
- Dry sprinkler system



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