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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Clairmont, Alberta

**Listing ID:**  
26744

**MLS ID:**  
A2168630

**\$14.50**



 **GREG DOBKO**  
 (780) 831-7822

 **RE/MAX Grande Prairie**  
 780-538-4747

 102, 7001 98 Street , Clairmont , Alberta T8X 5A1

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 341
<b>Lease Amount</b> 14.50	<b>Lease Frequency</b> Annually	<b>Zoning</b> RM2
<b>Subdivision</b> NONE	<b>Building Type</b> Mixed Use	<b>Year Built</b> 2009
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0625502	<b>Building Area (Sq. Ft.)</b> 3678.00	<b>Building Area (Sq. M.)</b> 341.69
<b>Lot Size (Sq. Ft.)</b> 148104	<b>Lot Size (Acres)</b> 3.40	<b>Electric</b> Three Phase
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> None

3678 Sq Ft space includes three offices and a bathroom upfront, tool room and wide open bay in rear. 16' x 12' Over Head Door. Mezzanine for storage. Basic Rent - \$4,444.25 + \$222.21 GST= \$4,666.46. Additional Rent - \$5.84 PSF = \$1,789.96 + \$89.50 = \$1,879.46. Total Monthly rent payment \$6,545.92.

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