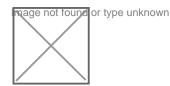


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## INDUSTRIAL FOR LEASE

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

**2** 780-538-4747

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

Transaction Type Title Days On Market

For Lease Leasehold 341

Lease AmountLease FrequencyZoning14.50AnnuallyRM2

SubdivisionBuilding TypeYear BuiltNONEMixed Use2009

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0625502 3678.00 341.69

Lot Size (Sq. Ft.)Lot Size (Acres)Electric1481043.40Three Phase

InclusionsRestrictionsReportsNANone KnownNone

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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