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## MIXED FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Clairmont, Alberta



**Listing ID:**  
26746

**MLS ID:**  
A2168642

**\$16.50**



 **GREG DOBKO**  
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 101, 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> 16.50	<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable
<b>Zoning</b> RM2	<b>Subdivision</b> N/A	<b>Year Built</b> 2009
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 0625502	<b>Building Area (Sq. Ft.)</b> 3845.00	<b>Building Area (Sq. M.)</b> 357.21
<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

Lease for \$16.50 per sq ft foot. Probably best suited for a large showroom up front, Counter space in middle with shop space in the back! Located in Crossroads Business Park. All leasehold improvements in place. Excellent end of building location with lots of windows. Good parking. Basic Rent: \$5,286.88. OP Costs are \$5.93PSF. \$1,900.07 = Total monthly payment: \$7,186.95 plus gst, power and gas.

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