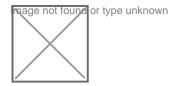


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MIXED FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationClairmont, Alberta

Listing ID: 26746

MLS ID: A2168642

\$16.50



△ GREG DOBKO

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101, 7001 98 Street , Clairmont , Alberta T8X 5A1

Transaction Type Title Days On Market

For Lease Leasehold 341

Lease AmountLease FrequencyLease Term16.50AnnuallyNegotiable

ZoningSubdivisionYear BuiltRM2N/A2009

Structure Type Property Type Property Sub Type

Mixed Use Commercial Mixed Use

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

0625502 3845.00 357.21

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

InclusionsRestrictionsReportsNANone KnownNone

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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