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9510 78 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Clairmont, Alberta



Listing ID:
27773

MLS ID:
A2102108

\$22



 **CORD SPERO**
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 9510 78 Avenue , Clairmont , Alberta T0W 0H0

Transaction Type For Lease	Title Fee Simple	Days On Market 524
Lease Amount 22.00	Lease Frequency Annually	Zoning RM-2
Subdivision NONE	Year Built 2013	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1222470
Building Area (Sq. Ft.) 10000.00	Building Area (Sq. M.) 929.02	Lot Size (Sq. Ft.) 174240
Lot Size (Acres) 4.00	Inclusions n/a	Restrictions None Known
Reports None		

This is an incredible opportunity to sublease a first-class industrial property which allows any company the necessary room to grow. The sublease space consists of three 100' bays totaling 7,500 SF of shop/warehouse space, a dedicated 1,000 SF parts room, and 1,500 SF of professional office space. The lease includes an assigned 4-acre graveled and fenced area which includes energized parking. The overall value is incredible as the Sublandlord is offering the use of the 130' pull-thru wash-bay and the option to lease additional acres at any time during the term of the lease, ensuring that your business will have the opportunity to grow without the additional costs of relocating. To book a showing or for more information call your local Commercial Realtor®.

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