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## 720049 RR63 FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Clairmont, Alberta



**Listing ID:**  
28165


**MLS ID:**  
A2138461

**\$22**



 **TIM BLAKE**  
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 720049 RR63 , Clairmont , Alberta T0H0W0

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 350
<b>Lease Amount</b> 22.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> GC
<b>Subdivision</b> NONE	<b>Year Built</b> 2024	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 8976.00
<b>Building Area (Sq. M.)</b> 833.89	<b>Lot Size (Sq. Ft.)</b> 188614	<b>Lot Size (Acres)</b> 4.33
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

(3) 120' DRIVE THROUGH BAYS AND PLENTY OF FENCED YARD with prime frontage to get your business noticed on this very busy route. BRAND NEW build with 6) 16' W X 18 'H Overhead doors. Reception and 2 offices + Lunchroom/ Boardroom/ locker room and separate shop and office bathroom. Yard will be complete with well packed gravel and fully fenced. Need more yard, shop or something custom ? Reach out Adjoining 4.33 acres can be lease as well. Base rent \$16,456 month plus Additional rent \$3740 = \$20,196/Month plus GST.

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