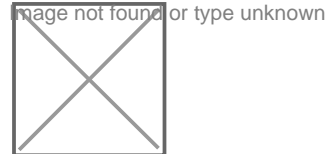


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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Clairmont, Alberta



Listing ID:
28194

MLS ID:
A2141177

\$14.50



 **GREG DOBKO**
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 RE/MAX Grande Prairie
 780-538-4747

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Transaction Type For Lease	Title Leasehold	Days On Market 382
Lease Amount 14.50	Lease Frequency Annually	Zoning RM2
Subdivision NONE	Building Type Mixed Use	Year Built 2009
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0625502	Building Area (Sq. Ft.) 3678.00	Building Area (Sq. M.) 341.69
Lot Size (Sq. Ft.) 148104	Lot Size (Acres) 3.40	Electric Three Phase
Inclusions NA	Restrictions None Known	Reports None

3678 Sq Ft space includes two offices, open area and a bathroom upfront, storage on main. Kitchen / lunch room on mezzanine and storage. A wide open bay in rear. 16' x 12' Over Head Door. Mezzanine for storage. Fenced shared compound in the rear with electric gates. 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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