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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Clairmont, Alberta

**Listing ID:**  
28196

**MLS ID:**  
A2141201

**\$14.50**



 **GREG DOBKO**  
 (780) 831-7822

 RE/MAX Grande Prairie  
 780-538-4747

 107, 7001 98 Street , Clairmont , Alberta T8X 5A1

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 443
<b>Lease Amount</b> 14.50	<b>Lease Frequency</b> Annually	<b>Zoning</b> RM2
<b>Subdivision</b> NONE	<b>Building Type</b> Mixed Use	<b>Year Built</b> 2009
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0625502	<b>Building Area (Sq. Ft.)</b> 3695.00	<b>Building Area (Sq. M.)</b> 343.27
<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

3,695 Sq Ft space includes two offices, reception and a bathroom upfront, and a wide open bay in rear. 16' x 12' Over Head Door. Shared fenced compound in the rear with electric gates. Basic Rent - \$4,464.79 + \$223.24 GST= \$4,688.03. Additional Rent - \$5.84 PSF = \$1,798.23 + \$89.91 = \$1,888.14. Total Monthly rent payment \$6,576.17.

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