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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Clairmont, Alberta

**Listing ID:**  
28197

**MLS ID:**  
A2141205

**\$14.50**



**GREG DOBKOV**  
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108, 7001 98 Street, Clairmont, Alberta T8X 5A1

|                           |                                |                               |
|---------------------------|--------------------------------|-------------------------------|
| <b>Transaction Type</b>   | <b>Title</b>                   | <b>Days On Market</b>         |
| For Lease                 | Leasehold                      | 591                           |
| <b>Lease Amount</b>       | <b>Lease Frequency</b>         | <b>Zoning</b>                 |
| 14.50                     | Annually                       | RM2                           |
| <b>Subdivision</b>        | <b>Building Type</b>           | <b>Year Built</b>             |
| NONE                      | Mixed Use                      | 2009                          |
| <b>Structure Type</b>     | <b>Property Type</b>           | <b>Property Sub Type</b>      |
| Industrial                | Commercial                     | Industrial                    |
| <b>Legal Plan</b>         | <b>Building Area (Sq. Ft.)</b> | <b>Building Area (Sq. M.)</b> |
| 0625502                   | 3678.00                        | 341.69                        |
| <b>Lot Size (Sq. Ft.)</b> | <b>Lot Size (Acres)</b>        | <b>Electric</b>               |
| 148104                    | 3.40                           | Three Phase                   |
| <b>Inclusions</b>         | <b>Restrictions</b>            | <b>Reports</b>                |
| NA                        | None Known                     | None                          |

3678 Sq Ft space includes three offices and a bathroom upfront, and wide open bay in rear. 16' x 12' Over Head Door. Fenced shared compound in 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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