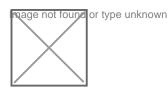


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

34, 61027 672 TOWNSHIP FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationListing ID:MLS ID:Clairmont, Alberta29323A2190956



△ JORDAN MENZIES

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r<u>M</u>1

34, 61027 672 Township , Clairmont , Alberta T0H 3C0

Transaction Type

For Lease

Lease Frequency

Monthly

Subdivision

NONE

Property Type Commercial

Building Area (Sq. M.)

1135.08

Metal

Roof

Reports None **Days On Market**

264

Sub Lease

- 1

Year Built 2010

Property Sub Type

Industrial

Lot Size (Sq. Ft.)

223027

Inclusions N/A **Lease Amount**

18.00

Zoning

RM-2

Structure Type

Industrial

Building Area (Sq. Ft.)

12218.00

Lot Size (Acres)

5.12

Restrictions
None Known

12,218sq.ft. INDUSTRIAL FACILITY LOCATED ON 5.12 ACRES. This property is currently available for occupancy in late May 2025 with a sublease term running until July 2027. Very competitive lease rate and manageable net costs of \$4.30/sq.ft. This corner lot offers two approaches, fully fenced and graveled yard with upgraded geotechnical work completed to offer a very stable yard in all weather conditions, perfect for companies with heavier equipment. The interior of the property is in above average condition offering 4-5 offices, reception area, two bathrooms, shop lunch area, 4 full 100' bays including newly added wash-bay(3 of which are drive thru's) with 18' O.H.D.'S plus an additional 50' parts/storage bay. The 60'x80' cold storage building is also included. A property offering all these features at a fair cost is hard to find in today's market. The current tenant will be removing the silo/bulk plant equipment this spring. Options to extend the lease beyond July 2027 are available. Contact a commercial Broker today for additional information and to arrange a tour of the property.

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