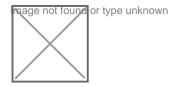


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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationClairmont, Alberta

Listing ID: 29377

MLS ID: A2194497

\$14.50



[△] GREG DOBKO

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105, 106, 7002 98 Street , Clairmont , Alberta T8X 5A1

Transaction Type Title Days On Market

For Lease Leasehold 137

Lease AmountLease FrequencyZoning14.50AnnuallyRM-2

SubdivisionBuilding TypeYear BuiltNONEMixed Use, See Remarks, Warehouse2004

Structure Type Property Type Property Sub Type

Warehouse Commercial Warehouse

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0424450 6030.00 560.20

Lot Size (Sq. Ft.) Lot Size (Acres) Access to Property

91911 2.11 Accessible to Major Traffic Route

InclusionsRestrictionsReportsNANone KnownNone

Available for lease in Crossroads Business Park. 6,030 square feet of warehouse space or shop space. Two, 12' wide x 16' high overhead doors. Was previously used as a warehouse for parts and storage. Nice and bright with large windows. Coffee Counter & a bathroom. Paved yard. Basic Rent is \$14.50 PSF. Additional Rent is \$6.65 PSF. Basic Rent = \$7,286.25 + \$364.31 GST = \$7,650.56. Additional Rent = \$3,341.63 + \$167.08 GST = \$3,508.71. Total Monthly Rent Payment = \$11,159.27.

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