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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Clairmont, Alberta

**Listing ID:**  
29377

**MLS ID:**  
A2194497

**\$14.50**



 **GREG DOBKO**  
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105, 106, 7002 98 Street , Clairmont , Alberta T8X 5A1

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 409
<b>Lease Amount</b> 14.50	<b>Lease Frequency</b> Annually	<b>Zoning</b> RM-2
<b>Subdivision</b> NONE	<b>Building Type</b> Mixed Use,See Remarks,Warehouse	<b>Year Built</b> 2004
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse
<b>Legal Plan</b> 0424450	<b>Building Area (Sq. Ft.)</b> 6030.00	<b>Building Area (Sq. M.)</b> 560.20
<b>Lot Size (Sq. Ft.)</b> 91911	<b>Lot Size (Acres)</b> 2.11	<b>Access to Property</b> Accessible to Major Traffic Route
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> None

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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