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INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Clairmont, Alberta



Listing ID:
29713


MLS ID:
A2200977

\$15



 **WAYNE LOCK**
 (780) 831-7573

 RE/MAX Grande Prairie
 780-538-4747


1 & 2, 10602 79 Avenue , Clairmont , Alberta T8X 5G9

Transaction Type For Lease	Title Leasehold	Days On Market 51
Lease Amount 15.00	Lease Frequency Annually	Zoning RM-2
Subdivision N/A	Year Built 2006	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 072 5791
Building Area (Sq. Ft.) 12720.00	Building Area (Sq. M.) 1181.72	Lot Size (Sq. Ft.) 133293
Lot Size (Acres) 3.06	Inclusions NA	Restrictions None Known
Reports None		

Shop and office space for lease!! Total space is 12,720 square feet. Bay 1 is 9,360 sq ft and has two 78' x 120' drive thru bays & one conventional bay. 3 - 16' x 16' overhead doors north elevation. 2 - 16' x 16' sunshine overhead doors south elevation. Bay 2 is 3360 sq ft with one 16' x 16' over head door. Office space in the front with offices, reception, kitchenette, & bathroom. Shop has a bathroom and a storage room. This is a 7 bay building on 3.06 acres, west of the County office. \$15.00 PSF NNN. Basic Rent = \$15,900.00 + \$795.00 GST = \$16,695.00. Additional Rent is \$5.05 PSF = \$5,353.00 + \$267.65 GST = \$5,620.65. Total Monthly Rent Payment = \$22,315.65.

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