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23, 10322 74 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Clairmont, Alberta

Listing ID:
29938


MLS ID:
A2204240

\$14



 **TIM BLAKE**
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 23, 10322 74 Avenue , Clairmont , Alberta T8X 5A7

Transaction Type For Lease	Days On Market 98	Lease Amount 14.00
Lease Frequency Annually	Zoning RM-2	Subdivision N/A
Year Built 2008	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0723069	Building Area (Sq. Ft.) 2400.00
Building Area (Sq. M.) 222.97	Electric Three Phase	Heating Natural Gas
Inclusions n/a	Restrictions None Known	Reports None

Single shop bay + office with WAY more yard than other multi bay shops. Plenty of room in the massive back yard. Shop has 10' W x 12' H overhead automatic door, 3 phase electrical, shop bathroom + a large 750 Sq Ft mezzanine (not included in Sq Ft) The space also has a nice reception space with 2 private offices, a bathroom and a kitchenette. Paved front and paved loop around the building. Base Rent is \$2800/month plus Additional Rent of \$1094/month for a Total of \$3894/month plus GST. Owner is a licensed Realtor in Alberta.

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