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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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 160	<b>Lease Amount</b> 14.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> RM-2	<b>Subdivision</b> N/A
<b>Year Built</b> 2008	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0723069	<b>Building Area (Sq. Ft.)</b> 2400.00
<b>Building Area (Sq. M.)</b> 222.97	<b>Electric</b> Three Phase	<b>Heating</b> Natural Gas
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> 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 ) Bay is 66' deep . 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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