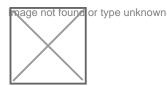


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

23, 10322 74 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationClairmont, Alberta

Listing ID: 29938

MLS ID: A2204240

\$14



[△] TIM BLAKE

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rM1

23, 10322 74 Avenue, Clairmont, Alberta T8X 5A7

Transaction Type Days On Market Lease Amount

For Lease 98 14.00

Lease Frequency Zoning Subdivision

Annually RM-2 N/A

Year BuiltStructure TypeProperty Type2008IndustrialCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 0723069 2400.00

Building Area (Sq. M.) Electric Heating
222.97 Three Phase Natural Gas

InclusionsRestrictionsReportsn/aNone KnownNone

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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