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## 9801 99 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Clairmont, Alberta



**Listing ID:**  
30030

**MLS ID:**  
A2207544

**\$18**



 **WAYNE LOCK**  
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 780-538-4747

 9801 99 Street , Clairmont , Alberta T8X 5A8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 91	<b>Lease Amount</b> 18.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> RM-4	<b>Subdivision</b> N/A
<b>Year Built</b> 2010	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0124020	<b>Building Area (Sq. Ft.)</b> 6300.00
<b>Building Area (Sq. M.)</b> 585.28	<b>Lot Size (Sq. Ft.)</b> 57063	<b>Lot Size (Acres)</b> 1.31
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> None

6,300 square foot shop / office in Clairmont, visible from Highway 2. The building was constructed in 2004. It has one drive through bay and one conventional bay. The shop is 4,800 square feet and the office area is 1,500 square feet. there is a 7.5 ton crane in the shop. It is on a 1.3 acre, fenced and graveled lot. This property is zoned RM-4. Basic Rent is \$18.00 PSF = \$9,450.00 + \$472.50 GST = \$9,922.50. Additional Rent is \$4.00 PSF = \$2,100.00 + \$105.00 = \$2,205.00. Total Monthly Rent Payment is \$12,127.50. Tenant is responsible for utilities. Available for May 1st, 2025.

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