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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Clairmont, Alberta



**Listing ID:**  
30576


**MLS ID:**  
A2220651

**\$13**



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

 RE/MAX Grande Prairie  
 780-538-4747

 Bay 4, 10602 79 Avenue , Clairmont , Alberta T8X 5G9

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 71
<b>Lease Amount</b> 13.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> RM-2
<b>Subdivision</b> N/A	<b>Year Built</b> 2006	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 072 5792
<b>Building Area (Sq. Ft.)</b> 3240.00	<b>Building Area (Sq. M.)</b> 301.00	<b>Lot Size (Sq. Ft.)</b> 133293
<b>Lot Size (Acres)</b> 3.06	<b>Inclusions</b> NA	<b>Restrictions</b> None Known
<b>Reports</b> None		

3240 Sq Ft - 27 ft x 120 ft. One 16 ft high x 16 ft wide overhead door. Two offices and a bathrooms. This is a 7 bay building on 3.06 acres, west of the County Office in the Clairmont Industrial. Basic Rent is \$13.00 PSF and Additional Rent is \$5.00 PSF. Basic Rent = \$3,510.00 + \$175.50 GST = \$3,685.50 (Total Monthly Basic Rent). Additional Rent = \$1,350.00 + \$67.50 GST (\$1,417.50 Total Monthly Additional Rent). Total Monthly Rent Payment including GST is \$5,103.00. Plus utilities.

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