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.

# INDUSTRIAL FOR LEASE

Commercial Real Estate  >  Commercial Property for Lease



| Location | Listing ID: | MLS ID: | |
|---|---|---|---|
| Clairmont, Alberta | 30576 | A2220651 | **$13** |



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

RE/MAX Grande Prairie
780-538-4747

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

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