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720049 RR63 FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Clairmont, Alberta

Listing ID:
30979

MLS ID:
A2231018

\$22



 **TIM BLAKE**
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 RE/MAX Grande Prairie
 780-538-4747

 720049 RR63 , Clairmont , Alberta T0H0W0

Transaction Type For Lease	Title Fee Simple	Days On Market 327
Lease Amount 22.00	Lease Frequency Annually	Zoning GC
Subdivision NONE	Year Built 2025	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 2421524
Building Area (Sq. Ft.) 8976.00	Building Area (Sq. M.) 833.89	Lot Size (Sq. Ft.) 137649
Lot Size (Acres) 3.16	Inclusions n/a	Restrictions None Known
Reports None		

(3) 120' DRIVE THROUGH BAYS AND PLENTY OF FENCED YARD with prime frontage to get your business noticed on this very busy route. BRAND NEW build with 6) 16' W X 18 'H Overhead doors. Reception and 2 offices plus lunchroom/ Boardroom/ locker room and separate shop and office bathroom. Yard will be complete with well packed gravel and fully fenced. Need more yard, shop or something custom? Reach out . Adjoining 4.33 acres can be lease as well. Base rent \$16,456 month plus Additional rent \$3740 = \$20,196/Month plus GST.

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