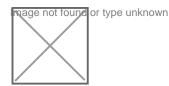


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14, 10322 74 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationClairmont, Alberta

Listing ID: 31196

MLS ID: A2234553

\$13



△ TIM BLAKE

(780) 897-8847

RE/MAX Grande Prairie

2 780-538-4747

rM1

14, 10322 74 Avenue, Clairmont, Alberta T8X 5A7

Transaction Type Zoning Subdivision

For Lease 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.)ElectricHeating222.97Three PhaseNatural Gas

InclusionsRestrictionsReportsn/aNone KnownNone

Single shop bay and office with large FENCED yard . Shop has an overhead automatic door that is 12' x 10'(could be made bigger if needed) 3 phase electrical, shop bathroom and a large 750 Sq Ft mezzanine (not included in Sq Ft). Paved front and paved loop around the building. Office features a reception , 2 private offices, kitchen , storage and dedicated office bathroom. Base Rent is \$2600.00/month plus Additional Rent of \$1056.00/month for a Total of \$3656.00/month plus GST. Owner is a licensed Realtor in Alberta.

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