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## 14, 10322 74 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Clairmont, Alberta



**Listing ID:**  
31196


**MLS ID:**  
A2234553

**\$13**



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

<b>Transaction Type</b> For Lease	<b>Zoning</b> RM-2	<b>Subdivision</b> N/A
<b>Year Built</b> 2008	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0723069	<b>Building Area (Sq. Ft.)</b> 2400.00
<b>Building Area (Sq. M.)</b> 222.97	<b>Electric</b> Three Phase	<b>Heating</b> Natural Gas
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

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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