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## **BAY #6 & 7, 10602 79 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Clairmont, Alberta

Listing ID: 32421

MLS ID: A2262517

**\$14** 

- **△** WAYNE LOCK
- (780) 831-7573
- RE/MAX Grande Prairie
- **2** 780-538-4747

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Bay #6 & 7, 10602 79 Avenue , Clairmont , Alberta  $\,$  T0H 0W0

**Transaction Type** 

For Lease

**Days On Market** 

**Lease Amount** 

14.00

Lease Frequency

Annually

**Zoning** RM-2

Subdivision

NONE

**Nearest Town** 

Clairmont

Year Built 2007

Structure Type Industrial

**Property Type** 

Commercial

Legal Plan 0725791

Building Area (Sq. Ft.)

9360.00

Building Area (Sq. M.)

**Property Sub Type** 

869.57

Industrial

Inclusions

NA

Restrictions Reports None Known None

3 bays totaling 9360 sq ft of Industrial Shop and office space, available for lease @ \$14.00/sq ft. Total monthly basic rent is 10,920.00 + 546.00 GST = 11,466.00. Additional Rent = 5.00 PSF = 3,900.00 + 195.00 GST = 4,095.00. Total Monthly Rent Payment is \$15,561.00. Easy hi-way access. Multi-tenant industrial building located on 3.06 Acres in Westmount South Industrial Park in Clairmont. Space is finished with reception area, 3 offices, a lunch room with a kitchenette and 2 washrooms. Shop area has 3 bays, one being a 120' drive through bay. 4 overhead doors are 16 X 16. Sunshine door on one end of drive through bay.

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