

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.

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



Commercial Real Estate > Commercial Property for Lease

**Location**  
Clairmont, Alberta

**Listing ID:**  
32421

**MLS ID:**  
A2262517

**\$13**



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

 RE/MAX Grande Prairie  
 780-538-4747

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 204	<b>Lease Amount</b> 13.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> RM-2	<b>Subdivision</b> NONE
<b>Nearest Town</b> Clairmont	<b>Year Built</b> 2007	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0725791
<b>Building Area (Sq. Ft.)</b> 9360.00	<b>Building Area (Sq. M.)</b> 869.57	<b>Inclusions</b> NA
<b>Restrictions</b> None Known	<b>Reports</b> None	

3 bays totaling 9360 sq ft of Industrial Shop and office space, available for lease @ \$13.00/sq ft. Total monthly basic rent is \$10,140.00 + \$507.00 GST = \$10,647.00. Additional Rent = \$5.00 PSF = \$3,900.00 + \$195.00 GST = \$4,095.00. Total Monthly Rent Payment is \$14,742.00. 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.