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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
 780-538-4747

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

Transaction Type For Lease	Days On Market 83	Lease Amount 14.00
Lease Frequency Annually	Zoning RM-2	Subdivision NONE
Nearest Town Clairmont	Year Built 2007	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0725791
Building Area (Sq. Ft.) 9360.00	Building Area (Sq. M.) 869.57	Inclusions NA
Restrictions None Known	Reports 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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