

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.

## 27 MCCOOL CRESCENT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Crossfield, Alberta



**Listing ID:**  
33426


**MLS ID:**  
A2277042

**\$12.50**



 **BOB SHEDDY**  
 (403) 324-2222

 Century 21 Masters  
 403-823-2121

 27 Mccool Crescent , Crossfield , Alberta T4B 4L5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 86	<b>Lease Amount</b> 12.50
<b>Lease Frequency</b> Annually	<b>Zoning</b> I-2	<b>Subdivision</b> NONE
<b>Year Built</b> 1999	<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8210733	<b>Building Area (Sq. Ft.)</b> 6000.00
<b>Building Area (Sq. M.)</b> 557.41	<b>Lot Size (Sq. Ft.)</b> 98010	<b>Lot Size (Acres)</b> 2.25
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> Other Documents

Affordable Industrial Bays in Crossfield for rent. 2500 and 6000 sq ft bays available. In floor radiant heat keeps the costs low. Tenant gets proportionate share of common yard. Paved parking in front. Rent is \$12.50 per sq ft escalating NNN (+ power, water) The triple net costs are \$3.09 for 2025 NNN (common power, boiler heat gas, share of Property Taxes, insurance & common area costs). Need 24-48 hours notice to show.

**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.