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## BAY 11, 27 MCCOOL CRESCENT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Crossfield, Alberta


**Listing ID:**  
33744


**MLS ID:**  
A2281715

**\$12.50**



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

 Century 21 Masters

 Bay 11, 27 Mccool Crescent , Crossfield , Alberta T4B 4L5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 127	<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> 1500.00
<b>Building Area (Sq. M.)</b> 139.35	<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. 1500, 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.

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