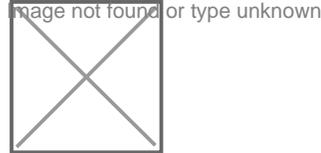


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

17, 10322 74 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Clairmont, Alberta

Listing ID:
34330

MLS ID:
A2290743

\$14



 **TIM BLAKE**
 (780) 897-8847

 RE/MAX Grande Prairie
 780-538-4747


17, 10322 74 Avenue , Clairmont , Alberta T8X 5A7

Transaction Type For Lease	Days On Market 64	Lease Amount 14.00
Lease Frequency Annually	Zoning RM-2	Subdivision N/A
Year Built 2008	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0723069	Building Area (Sq. Ft.) 2400.00
Building Area (Sq. M.) 222.97	Electric Three Phase	Heating Natural Gas
Inclusions n/a	Restrictions None Known	Reports None

Single shop bay and office with way more yard than most. Overhead door is 10' W x 12 H', 3 phase electrical, shop bathroom and a large 750 Sq Ft mezzanine (not included in Sq Ft). Bay is 65' deep. Paved front and paved loop around the building. Office features a reception , 2 private offices, kitchenette , storage and dedicated office bathroom. Base Rent is \$2800.00/month plus Additional Rent of \$990.00/month for a Total of \$3790.00/month plus GST. Shareholder of owner is a licensed Realtor in Alberta.

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.