

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.

6, 63014 TOWNSHIP ROAD 724 FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Clairmont, Alberta



Listing ID:
35670


MLS ID:
A2319985

\$12,500



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

 RE/MAX Grande Prairie
 780-538-4747

 6, 63014 Township Road 724 , Clairmont , Alberta T0H 0W0

Transaction Type For Lease	Title Fee Simple	Lease Amount 12500.00
Lease Frequency Monthly	Zoning RM-2	Subdivision N/A
Year Built 2018	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1722304	Building Area (Sq. Ft.) 5976.00
Building Area (Sq. M.) 555.18	Lot Size (Sq. Ft.) 108900	Lot Size (Acres) 2.50
Inclusions NA	Restrictions None Known	Reports None

Shop available for lease in Peregrine Business Park, just west of Clairmont, near the traffic circle. This building has 5,976 square feet of lease space, and is situated on a 2.50 acre, fenced lot. The shop features one 80' drive through bay and two, 52' conventional bays. There are four, 16' x 16' over head doors. The office area consists of a large reception area, two offices, a washroom and a utility room. The shop has a washroom (can be accessed from shop or from office area), a laundry room and a storage room. The leasable area includes a 936 square foot mezzanine, which can serve as parts storage or as a luncheon / coffee room. This property has a drilled well and a 3,500 gallon septic tank. Basic Rent is \$12,500.00 + \$625.00 GST = \$13,125.00. Additional Rent is \$2,415.30 + \$120.77 GST = \$2,536.07 (Insurance and Property Taxes). Total Monthly Rent \$15,661.07. Tenant pays the utilities.

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.