

**Bay #6 & 7, 10602 79 Avenue
Clairmont, Alberta**

MLS # A2262517



\$14 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	9,360 sq.ft.
Zoning:	RM-2

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	NA

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

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.