

101, 7001 98 Street
Clairmont, Alberta

MLS # GP210284



\$14 per sq.ft.

Division: Clairmont

Type: Mixed Use

Bus. Type: Mixed

Sale/Lease: For Lease

Bldg. Name: CrossRoads Business Park

Bus. Name: -

Size: 3,845 sq.ft.

Zoning: RM2

Heating: -

Addl. Cost: \$ 6 (Monthly)

Floors: -

Based on Year: 2019

Roof: -

Utilities: -

Exterior: -

Parking: Driveway

Water: -

Lot Size: 3.40 Acres

Sewer: -

Lot Feat: -

Inclusions: -

Lease for \$14.50 per sq ft foot. Ready for your new restaurant OR retail space with a shop in the back! Located in Crossroads Business Park. All leasehold improvements in place. Excellent end of building location with lots of windows. Good parking. Basic Rent: \$4,646.04 + \$232.30 = \$4,878.34. OP Costs are \$5.93 PSF. \$1,900.07 + \$95.00 = \$1,995.07. Total monthly payment: \$6,873.41 plus power and gas. Fenced compound in the back also available for \$800 per month plus GST.