

2, 16101 101 Street
Clairmont, Alberta

MLS # A2063269



\$14 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	4,012 sq.ft.
Zoning:	RM4
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity
Parking:	-
Lot Size:	2.32 Acres
Lot Feat:	-

Heating:	Natural Gas
Floors:	-
Roof:	Other
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	n/a

For Lease. 4,012 Square foot retail industrial property located in Althen Corner Business Park. Ideal location near Fountain Tire, UFA, Days Inn, Motel 6, Subway, and more. This property offers 24' ceilings, 200A - 3 phase power, 14' x 16' overhead door at the back, rooftop HVAC, plus overhead heat. Op Costs are \$7.07 PSF + GST. Base Rent \$4,847.83 + \$2,363.74 Op Costs = \$7,211.57 + GST.