

104, 105, 106, 7002 98 Street
Clairmont, Alberta

MLS # A2112175



\$13 per sq.ft.

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|-------------|--------------|
| Division: | NONE |
| Type: | Warehouse |
| Bus. Type: | Industrial |
| Sale/Lease: | For Lease |
| Bldg. Name: | CROSSROADS |
| Bus. Name: | - |
| Size: | 9,045 sq.ft. |
| Zoning: | RM-2 |

| | | | |
|-------------|----|----------------|------------|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | 2.11 Acres |
| Sewer: | - | Lot Feat: | - |
| Inclusions: | NA | | |

Available for lease in Crossroads Business Park. 9,045 square feet of warehouse space or shop space. Three, 12' wide x 16' high overhead doors. Currently used as a warehouse for parts and storage. Front end has a large reception / parts counter area. Nice and bright with large windows. Bathroom. Paved yard. Basic Rent is \$13.75 PSF. Additional Rent is \$6.65 PSF. Basic Rent = \$10,364.06 + \$518.20 GST = \$10,882.26. Additional Rent = \$5,012.44 + \$250.62 GST = \$5,263.06. Total Monthly Rent Payment = \$16,145.32.