



780-832-5880

cord@gpremax.com

105, 106, 7002 98 Street  
Clairmont, Alberta

MLS # A2194497



**\$14 per sq.ft.**

Division:	NONE
Type:	Warehouse
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	CROSSROADS
Bus. Name:	-
Size:	6,030 sq.ft.
Zoning:	RM-2

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.11 Acres

Lot Feat: -

Available for lease in Crossroads Business Park. 6,030 square feet of warehouse space or shop space. Two, 12' wide x 16' high overhead doors. Was previously used as a warehouse for parts and storage. Nice and bright with large windows. Coffee Counter & a bathroom. Paved yard. Basic Rent is \$14.50 PSF. Additional Rent is \$6.65 PSF. Basic Rent = \$7,286.25 + \$364.31 GST = \$7,650.56. Additional Rent = \$3,341.63 + \$167.08 GST = \$3,508.71. Total Monthly Rent Payment = \$11,159.27.