

9801 99 Street  
Clairmont, Alberta

MLS # A2207544



## \$18 per sq.ft.

Division:	N/A
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	6,300 sq.ft.
Zoning:	RM-4

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.31 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

6,300 square foot shop / office in Clairmont, visible from Highway 2. The building was constructed in 2004. It has one drive through bay and one conventional bay. The shop is 4,800 square feet and the office area is 1,500 square feet. there is a 7.5 ton crane in the shop. It is on a 1.3 acre, fenced and graveled lot. This property is zoned RM-4. Basic Rent is \$18.00 PSF = \$9,450.00 + \$472.50 GST = \$9,922.50. Additional Rent is \$4.00 PSF = \$2,100.00 + \$105.00 = \$2,205.00. Total Monthly Rent Payment is \$12,127.50. Tenant is responsible for utilities. Available for May 1st, 2025.