



GRASSROOTS
REALTY GROUP

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**Bay 4, 10602 79 Avenue
Clairmont, Alberta**

MLS # A2220651



\$13 per sq.ft.

Division: N/A
Type: Industrial
Bus. Type: Industrial
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 3,240 sq.ft.
Zoning: RM-2

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: NA

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 3.06 Acres
Lot Feat: -

3240 Sq Ft - 27 ft x 120 ft. One 16 ft high x 16 ft wide overhead door. Two offices and a bathrooms. This is a 7 bay building on 3.06 acres, west of the County Office in the Clairmont Industrial. Basic Rent is \$13.00 PSF and Additional Rent is \$5.00 PSF. Basic Rent = \$3,510.00 + \$175.50 GST = \$3,685.50 (Total Monthly Basic Rent). Additional Rent = \$1,350.00 + \$67.50 GST (\$1,417.50 Total Monthly Additional Rent). Total Monthly Rent Payment including GST is \$5,103.00. Plus utilities.