



GRASSROOTS
REALTY GROUP

1-833-477-6687

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720049 RR63
Clairmont, Alberta

MLS # A2231018

\$22 per sq.ft.



Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 8,976 sq.ft.

Zoning: GC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Well

Lot Size: 3.16 Acres

Sewer: Holding Tank

Lot Feat: -

Inclusions: n/a

(3) 120' DRIVE THROUGH BAYS AND PLENTY OF FENCED YARD with prime frontage to get your business noticed on this very busy route. BRAND NEW build with 6) 16' W X 18 'H Overhead doors. Reception and 2 offices plus lunchroom/ Boardroom/ locker room and separate shop and office bathroom. Yard will be complete with well packed gravel and fully fenced. Need more yard, shop or something custom? Reach out . Adjoining 4.33 acres can be lease as well. Base rent \$16,456 month plus Additional rent \$3740 = \$20,196/Month plus GST.