



**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.