



**GRASSROOTS**  
REALTY GROUP

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**Bay #5, 10602 79 Avenue  
Clairmont, Alberta**

**MLS # A2234994**



**\$13 per sq.ft.**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,360 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

3,360 sq ft Industrial Shop Bay available for lease @ \$13/sq ft. Total monthly Basic Rent is \$3,640.00 + \$1,400.00 Additional Rent (\$5.00 PSF), plus GST. Total monthly payment including GST is \$5,292.00. Easy hi-way access. Multi-tenant industrial building located on 3.06 Acres in Clairmont Industrial. Bay doors are 16 X 16.