



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

109, 6902 98 Street  
Clairmont, Alberta

MLS # A2250243



**\$14 per sq.ft.**

**Division:** N/A

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** Crossroads Business Park

**Bus. Name:** -

**Size:** 3,102 sq.ft.

**Zoning:** RM-4

**Heating:** Natural Gas

**Floors:** -

**Roof:** Rubber

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Electricity, Phone

**Parking:** -

**Lot Size:** 3.06 Acres

**Lot Feat:** Corner Lot

For Lease. Comes with 650 sq ft of office space and 2452 sq ft of shop space, 12 x 16 ft overhead door, A/C in offices. Basic rent \$3,748.25 per month plus triple net costs of \$1,719.03 per month for a Total Monthly Payment of \$5,467.28 plus GST, power & gas.