



GRASSROOTS
REALTY GROUP

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**Bay #6 & 7, 10602 79 Avenue
Clairmont, Alberta**

MLS # A2262517



\$14 per sq.ft.

Division: NONE
Type: Industrial
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 9,360 sq.ft.
Zoning: RM-2

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

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

3 bays totaling 9360 sq ft of Industrial Shop and office space, available for lease @ \$14.00/sq ft. Total monthly basic rent is \$10,920.00 + \$546.00 GST = \$11,466.00. Additional Rent = \$5.00 PSF = \$3,900.00 + \$195.00 GST = \$4,095.00. Total Monthly Rent Payment is \$15,561.00. Easy hi-way access. Multi-tenant industrial building located on 3.06 Acres in Westmount South Industrial Park in Clairmont. Space is finished with reception area, 3 offices, a lunch room with a kitchenette and 2 washrooms. Shop area has 3 bays, one being a 120' drive through bay. 4 overhead doors are 16 X 16. Sunshine door on one end of drive through bay.