



17, 10322 74 Avenue  
Clairmont, Alberta

MLS # A2290743



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

<b>Division:</b>	N/A
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,400 sq.ft.
<b>Zoning:</b>	RM-2

<b>Heating:</b>	Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Inclusions:</b>	n/a

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Single shop bay and office with way more yard than most . Overhead door is 10' W x 12 H', 3 phase electrical, shop bathroom and a large 750 Sq Ft mezzanine (not included in Sq Ft ) . Bay is 65' deep. Paved front and paved loop around the building. Office features a reception , 2 private offices, kitchenette , storage and dedicated office bathroom. Base Rent is \$2800.00/month plus Additional Rent of \$990.00/month for a Total of \$3790.00/month plus GST. Shareholder of owner is a licensed Realtor in Alberta.