



**GRASSROOTS**  
REALTY GROUP

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109A, 7002 98 Street  
Clairmont, Alberta

MLS # GP210288



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

**Division:** Clairmont

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Lease

**Bldg. Name:** Cross Roads Business Park

**Bus. Name:** -

**Size:** 1,360 sq.ft.

**Zoning:** RM-2

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** -

**Addl. Cost:** \$ 668 (Monthly)

**Based on Year:** 2019

**Utilities:** Electricity, Phone

**Parking:** Driveway

**Lot Size:** 2.11 Acres

**Lot Feat:** -

Available for lease. 1360 Square feet of office space. Lease rate \$14.50 per sq ft. = \$1,643.33 per month plus GST \$82.17 = \$1,725.50. Additional rent: \$6.65 PSF = \$753.67 per month plus GST \$37.68 = \$791.35. Total obligation = \$2,516.85 (includes GST) plus water, gas , & power.