



GRASSROOTS
REALTY GROUP

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101, 7001 98 Street
Clairmont, Alberta

MLS # GP210284



\$14 per sq.ft.

Division:	Clairmont
Type:	Mixed Use
Bus. Type:	Mixed
Sale/Lease:	For Lease
Bldg. Name:	CrossRoads Business Park
Bus. Name:	-
Size:	3,845 sq.ft.
Zoning:	RM2

Heating:	-	Addl. Cost:	\$ 6 (Monthly)
Floors:	-	Based on Year:	2019
Roof:	-	Utilities:	-
Exterior:	-	Parking:	Driveway
Water:	-	Lot Size:	3.40 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	-		

Lease for \$14.50 per sq ft foot. Ready for your new restaurant OR retail space with a shop in the back! Located in Crossroads Business Park. All leasehold improvements in place. Excellent end of building location with lots of windows. Good parking. Basic Rent: \$4,646.04 + \$232.30 = \$4,878.34. OP Costs are \$5.93 PSF. \$1,900.07 + \$95.00 = \$1,995.07. Total monthly payment: \$6,873.41 plus power and gas.