



GRASSROOTS
REALTY GROUP

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2, 16101 101 Street
Clairmont, Alberta

MLS # A2063269



\$14 per sq.ft.

Division: NONE

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,012 sq.ft.

Zoning: RM4

Heating: Natural Gas

Floors: -

Roof: Other

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: Electricity

Parking: -

Lot Size: 2.32 Acres

Lot Feat: -

For Lease. 4,012 Square foot retail industrial property located in Althen Corner Business Park. Ideal location near Fountain Tire, UFA, Days Inn, Motel 6, Subway, and more. This property offers 24' ceilings, 200A - 3 phase power, 14' x 16' overhead door at the back, rooftop HVAC, plus overhead heat. Op Costs are \$7.07 PSF + GST. Base Rent \$4,847.83 + \$2,363.74 Op Costs = \$7,211.57 + GST.