



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102, 103, 104, 105, 106, 7002 98 Street
Clairmont, Alberta

MLS # A2112165



\$13 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	CROSSROADS
Bus. Name:	-
Size:	15,075 sq.ft.
Zoning:	RM-2

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.11 Acres

Lot Feat: -

Available for lease in Crossroads Business Park. 15,075 square feet of shop & warehouse space. Very nice and spacious front end reception / parts counter area with large windows out front. Two truck bays and 3 warehouse / storage bays. Five, 12' wide x 16' high overhead doors. Paved yard. Basic Rent is \$13.75 PSF. Additional Rent is \$6.65 PSF. Basic Rent = \$17,273.44 + \$863.67 GST = \$18,137.11. Additional Rent = \$8,354.06 + \$417.70 GST = \$8,771.76. Total Monthly Rent Payment = \$26,908.87.