



GRASSROOTS
REALTY GROUP

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102, 103,, 7002 98 Street
Clairmont, Alberta

MLS # A2112195



\$17 per sq.ft.

Division: NONE

Type: Warehouse

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: CROSSROADS

Bus. Name: -

Size: 6,030 sq.ft.

Zoning: RM-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.11 Acres

Sewer: -

Lot Feat: -

Inclusions: NA

Available for lease in Crossroads Business Park. 9,045 square feet of warehouse with a nice large reception / parts counter area. nice, large windows in front. Bathroom. These bays are offered equipped with all the metal racking in place for a huge amount of parts storage. Two, 12' wide x 16' high overhead doors. Paved yard. Basic Rent is \$17.75 PSF. Additional Rent is \$6.65 PSF. Basic Rent = \$13,379.06 + \$668.95 GST = \$14,048.01. Additional Rent = \$5,012.44 + \$250.62 GST = \$5,263.06. Total Monthly Rent Payment = \$19,311.07.