



GRASSROOTS
REALTY GROUP

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105, 7001 98 Street
Clairmont, Alberta

MLS # A2141177



\$14 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	CrossRoads Business Park Building 3
Bus. Name:	-
Size:	3,678 sq.ft.
Zoning:	RM2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	3.40 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

3678 Sq Ft space includes two offices, open area and a bathroom upfront, storage on main. Kitchen / lunch room on mezzanine and storage. A wide open bay in rear. 16' x 12' Over Head Door. Mezzanine for storage. Fenced shared compound in the rear with electric gates. Basic Rent - \$4,444.25 + \$222.21 GST= \$4,666.46. Additional Rent - \$5.84 PSF = \$1,789.96 + \$89.50 = \$1,879.46. Total Monthly rent payment \$6,545.92.