



GRASSROOTS
REALTY GROUP

1-833-477-6687

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107, 7001 98 Street
Clairmont, Alberta

MLS # A2141201



\$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: 3,695 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

3,695 Sq Ft space includes two offices, reception and a bathroom upfront, and a wide open bay in rear. 16' x 12' Over Head Door. Shared fenced compound in the rear with electric gates. Basic Rent - \$4,464.79 + \$223.24 GST= \$4,688.03. Additional Rent - \$5.84 PSF = \$1,798.23 + \$89.91 = \$1,888.14. Total Monthly rent payment \$6,576.17.