



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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108, 7001 98 Street  
Clairmont, Alberta

MLS # A2141205



**\$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

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 3.40 Acres

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

3678 Sq Ft space includes three offices and a bathroom upfront, and wide open bay in rear. 16' x 12' Over Head Door. Fenced shared compound in 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.