



**GRASSROOTS**  
REALTY GROUP

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102, 7001 98 Street  
Clairmont, Alberta

MLS # A2168630



**\$14 per sq.ft.**

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

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

3678 Sq Ft space includes three offices and a bathroom upfront, tool room and wide open bay in rear. 16' x 12' Over Head Door. Mezzanine for storage. 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.