



GRASSROOTS
REALTY GROUP

1-833-477-6687

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101, 7001 98 Street
Clairmont, Alberta

MLS # A2168642



\$16 per sq.ft.

Division: N/A

Type: Mixed Use

Bus. Type: Mixed

Sale/Lease: For Lease

Bldg. Name: CrossRoads Business Park

Bus. Name: -

Size: 3,845 sq.ft.

Zoning: RM2

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 3.40 Acres

Lot Feat: -

Lease for \$16.50 per sq ft foot. Probably best suited for a large showroom up front, Counter space in middle with shop space in the back! Located in Crossroads Business Park. All leasehold improvements in place. Excellent end of building location with lots of windows. Good parking. Basic Rent: \$5,286.88. OP Costs are \$5.93PSF. \$1,900.07 = Total monthly payment: \$7,186.95 plus gst, power and gas.