



GRASSROOTS
REALTY GROUP

1-833-477-6687

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23, 10322 74 Avenue
Clairmont, Alberta

MLS # A2204240



\$14 per sq.ft.

Division: N/A

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,400 sq.ft.

Zoning: RM-2

Heating: Natural Gas

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Single shop bay + office with WAY more yard than other multi bay shops. Plenty of room in the massive back yard. Shop has 10' W x 12' H overhead automatic door, 3 phase electrical, shop bathroom + a large 750 Sq Ft mezzanine (not included in Sq Ft) The space also has a nice reception space with 2 private offices, a bathroom and a kitchenette. Paved front and paved loop around the building. Base Rent is \$2800/month plus Additional Rent of \$1094/month for a Total of \$3894/month plus GST. Owner is a licensed Realtor in Alberta.