

**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.