

**105, 106, 7002 98 Street
Clairmont, Alberta****MLS # A2194497****\$14 per sq.ft.**

Division:	NONE
Type:	Warehouse
Bus. Type:	Industrial
Sale/Lease:	For Lease
Bldg. Name:	CROSSROADS
Bus. Name:	-
Size:	6,030 sq.ft.
Zoning:	RM-2

Heating: -**Floors:** -**Roof:** -**Exterior:** -**Water:** -**Sewer:** -**Inclusions:** NA**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** 2.11 Acres**Lot Feat:** -

Available for lease in Crossroads Business Park. 6,030 square feet of warehouse space or shop space. Two, 12' wide x 16' high overhead doors. Was previously used as a warehouse for parts and storage. Nice and bright with large windows. Coffee Counter & a bathroom. Paved yard. Basic Rent is \$14.50 PSF. Additional Rent is \$6.65 PSF. Basic Rent = \$7,286.25 + \$364.31 GST = \$7,650.56. Additional Rent = \$3,341.63 + \$167.08 GST = \$3,508.71. Total Monthly Rent Payment = \$11,159.27.