

720049 RR63
Clairmont, Alberta

MLS # A2138461

\$22 per sq.ft.



Division: NONE
Type: Industrial
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 8,976 sq.ft.
Zoning: GC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Well

Lot Size: 4.33 Acres

Sewer: Holding Tank

Lot Feat: -

Inclusions: n/a

(3) 120' DRIVE THROUGH BAYS AND PLENTY OF FENCED YARD with prime frontage to get your business noticed on this very busy route. BRAND NEW build with 6) 16' W X 18 'H Overhead doors. Reception and 2 offices + Lunchroom/ Boardroom/ locker room and separate shop and office bathroom. Yard will be complete with well packed gravel and fully fenced. Need more yard, shop or something custom ? Reach out Adjoining 4.33 acres can be lease as well. Base rent \$16,456 month plus Additional rent \$3740 = \$20,196/Month plus GST.