

103 & 104, 7001 98 Street  
Clairmont, Alberta

MLS # A2141174



## \$14 per sq.ft.

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Industrial
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	CrossRoads Business Park Building 3
<b>Bus. Name:</b>	-
<b>Size:</b>	7,373 sq.ft.
<b>Zoning:</b>	RM2

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	3.40 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	NA		

7373 Sq Ft space includes a large reception area, four offices and two bathrooms and two industrial bays in rear. 16' x 12' Over Head Doors. Fenced off storage area in the back yard. Shared compound with electric gates. Basic Rent - \$8,909.04 + \$445.45 GST= \$9,354.49. Additional Rent - \$5.84 PSF = \$3,588.19 + \$179.41 = \$3,767.60. Total Monthly rent payment \$13,122.09.