

110, 7001 98 Street  
Clairmont, Alberta

MLS # A2141226



**\$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>	3,656 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		

3656 Sq Ft space includes three offices, storage room, kitchen and two bathrooms upfront, and wide open bay in rear. 16' x 12' Over Head Door. Fenced shared compound in rear with electric gates. Basic Rent - \$4,417.67 + \$220.88 GST= \$4,638.55. Additional Rent - \$5.84 PSF = \$1,779.25 + \$88.96 = \$1,868.21. Total Monthly Rent Payment \$6,506.76.