

101, 7001 98 Street  
Clairmont, Alberta

MLS # A2168642



## \$14 per sq.ft.

<b>Division:</b>	N/A
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Mixed
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	CrossRoads Business Park
<b>Bus. Name:</b>	-
<b>Size:</b>	3,845 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		

Lease for \$14.50 per sq ft foot. Probably best suited for a large showroom up front, Counter space in middle with shop space in the back! Located in Crossroads Business Park. All leasehold improvements in place. Excellent end of building location with lots of windows. Good parking. Basic Rent:  $\$4,646.04 + \$232.30 = \$4,878.34$ . OP Costs are  $\$5.84$  PSF.  $\$1,871.23 + \$93.56 = \$1,964.79$ . Total monthly payment:  $\$6,843.13$  plus power and gas.