

109A, 7002 98 Street  
Clairmont, Alberta

MLS # A2168644



## \$14 per sq.ft.

<b>Division:</b>	N/A
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Industrial
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Cross Roads Business Park
<b>Bus. Name:</b>	-
<b>Size:</b>	1,360 sq.ft.
<b>Zoning:</b>	RM-2

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity, Phone
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	2.11 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	NA		

Available for lease. 1360 Square feet of office space. Lease rate \$14.50 per sq ft. = \$1,643.33 per month plus GST \$82.17 = \$1,725.50. Additional rent: \$6.65 PSF = \$753.67 per month plus GST \$37.68 = \$791.35. Total obligation = \$2,516.85 (includes GST) plus water, gas, & power.