

3, 10828 99 Street
Clairmont, Alberta

MLS # A2171333



\$18 per sq.ft.

Division: NONE
 Type: Industrial
 Bus. Type: -
 Sale/Lease: For Lease
 Bldg. Name: -
 Bus. Name: -
 Size: 6,027 sq.ft.
 Zoning: RM1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

RARE medium sized shop with large 2.33 Acre fenced yard. 2) 85' drive through bays, 3 phase power and floor drain. All automatic overhead doors are 14' Wide x 16' High. Space has both main floor and upstairs offices, 3 bathrooms with a dedicated shop bathroom. In floor heat will keep operating costs low. Coverall for additional storage .Quick access to both Hwy 2 and Hwy 43. Will not last! Base Rent is \$9040.50 and Additional Rent is \$2250.08 for a Total of \$11,290.58 plus GST.