

9415 158 Avenue
Clairmont, Alberta

MLS # A2180331



\$24 per sq.ft.

Division:	N/A
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	16,300 sq.ft.
Zoning:	RM-2

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	NA

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	3.46 Acres
Lot Feat:	See Remarks

16,300 Square foot shop on 3.46 acres in Crossroads South. 5 Bays. One is a wash bay. Four, 110' drive throughs. 16' x 16' over head doors. 400 Amp 3 Phase power. Sumps. Crane capable. Fenced and graveled lot. Two levels of office space include reception area, 7 offices, and a board room. Incredibly nice building. Basic Rent is \$24.00 PSF = \$32,600.00 + \$1,630.00 GST = \$34,230.00 (Total monthly Basic Rent). Additional Rent is \$4.00 PSF = \$5,433.33 + \$271.67 GST = \$5,705.00 (Total Monthly Additional Rent). Total Monthly Rent Payment is \$39,935.00.