

1 & 2, 10602 79 Avenue  
Clairmont, Alberta

MLS # A2200977



## \$15 per sq.ft.

Division: N/A  
Type: Industrial  
Bus. Type: Industrial  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 12,720 sq.ft.  
Zoning: RM-2

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

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: 3.06 Acres  
Lot Feat: -

Shop and office space for lease!! Total space is 12,720 square feet. Bay 1 is 9,360 sq ft and has two 78' x 120' drive thru bays & one conventional bay. 3 - 16' x 16' overhead doors north elevation. 2 - 16' x 16' sunshine overhead doors south elevation. Bay 2 is 3360 sq ft with one 16' x 16' over head door. Office space in the front with offices, reception, kitchenette, & bathroom. Shop has a bathroom and a storage room. This is a 7 bay building on 3.06 acres, west of the County office. \$15.00 PSF NNN. Basic Rent = \$15,900.00 + \$795.00 GST = \$16,695.00. Additional Rent is \$5.05 PSF = \$5,353.00 + \$267.65 GST = \$5,620.65. Total Monthly Rent Payment = \$22,315.65.