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14424 97 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Clairmont, Alberta



Listing ID:
26671

MLS ID:
A2160760

\$11,000



 **CORD SPERO**
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 RE/MAX Grande Prairie
 780-538-4747

 14424 97 Street , Clairmont , Alberta T8V 7B7

Transaction Type For Lease	Days On Market 1	Lease Amount 11000.00
Lease Frequency Annually	Zoning RM-2	Subdivision NONE
Year Built 2002	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9620476	Building Area (Sq. Ft.) 5300.00
Building Area (Sq. M.) 492.38	Lot Size (Sq. Ft.) 179902	Lot Size (Acres) 4.13
Construction Type Wood Frame	Inclusions n/a	Restrictions None Known
Reports None		

This property offering a total of 5,300-square-foot of office and shop space which is located on a fully fenced and graveled 4.13-acre yard, with two approaches. The main building consists of a 40' by 80' shop with one pull-thru bay and three 16' by 16' overhead doors. It is an ideal fit for any company needing a large yard for storage or operations and a small but clean and functional shop and office space that doesn't break the bank. The building features large overhead doors, in-floor & radiant heat, a lunchroom for the staff, and a tool crib. It is all sitting on a generous and well-laid out yard offering ample turning radius, yard lights, and power on the fence. The office area includes a reception, five offices, and a boardroom. Additional Rent is estimated at \$5.50 PSF. Contact your Commercial Realtor® today for a viewing.

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