

# \$15 - 105, 106, 7002 98 Street, Clairmont

MLS® #A2194497

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.11 Acres

NONE, Clairmont, Alberta

Available for lease in Crossroads Business Park. 6,030 square feet of warehouse space or shop space. Two, 12' wide x 16' high overhead doors. Was previously used as a warehouse for parts and storage. Nice and bright with large windows. Coffee Counter & a bathroom. Paved yard. Basic Rent is \$14.50 PSF. Additional Rent is \$6.65 PSF. Basic Rent = \$7,286.25 + \$364.31 GST = \$7,650.56. Additional Rent = \$3,341.63 + \$167.08 GST = \$3,508.71. Total Monthly Rent Payment = \$11,159.27.

Built in 2004

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2194497   |
| Price      | \$15       |
| Bathrooms  | 0.00       |
| Acres      | 2.11       |
| Year Built | 2004       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 105, 106, 7002 98 Street        |
| Subdivision | NONE                            |
| City        | Clairmont                       |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |



Postal Code            T8X 5A1

### **Additional Information**

Date Listed            February 13th, 2025

Days on Market       67

Zoning                 RM-2

### **Listing Details**

Listing Office         RE/MAX Grande Prairie

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