



Team Kemshead, Williamson, Perry
& Associates

 commercialandsales.com

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For Lease – 7495 Edgar Industrial Bend

Building Only and Portion of Land Edgar Industrial Park



 mike@advantagecommercial.ca

 403-346-6655

 Century Centre, #203, 4807 – 50th Avenue
Red Deer, Alberta, T4N 4A5

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LEASE OPPORTUNITY

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Municipal Address:

7495 Edgar Industrial Bend Red Deer, AB
*Unit Number to Be Determined

Legal Description:

Lot 18 Block 5 Plan 012-3497

Size (Believed To Be Accurate):

2,688sf (Building) on Approx 0.28 acres
PLUS use of Property's Common Accesses

Base Rate:

\$10.75/sf = \$2,408.00/month

NNN (Estimated):

\$5.00/sf = \$1,120.00/month

Total Per Month:

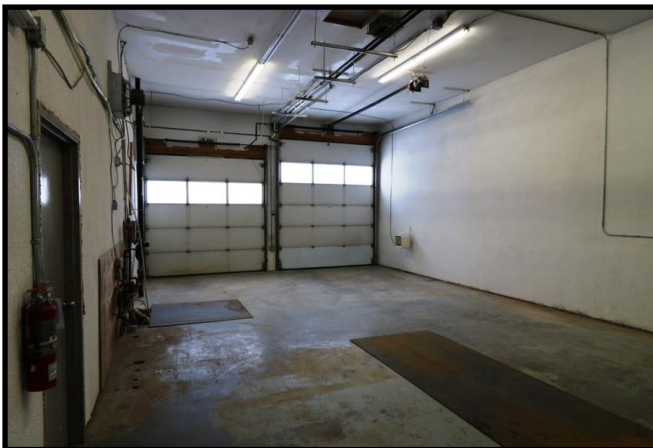
\$3,528.00 plus GST and Utilities

Zoning:

I-1 Light Industrial



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The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

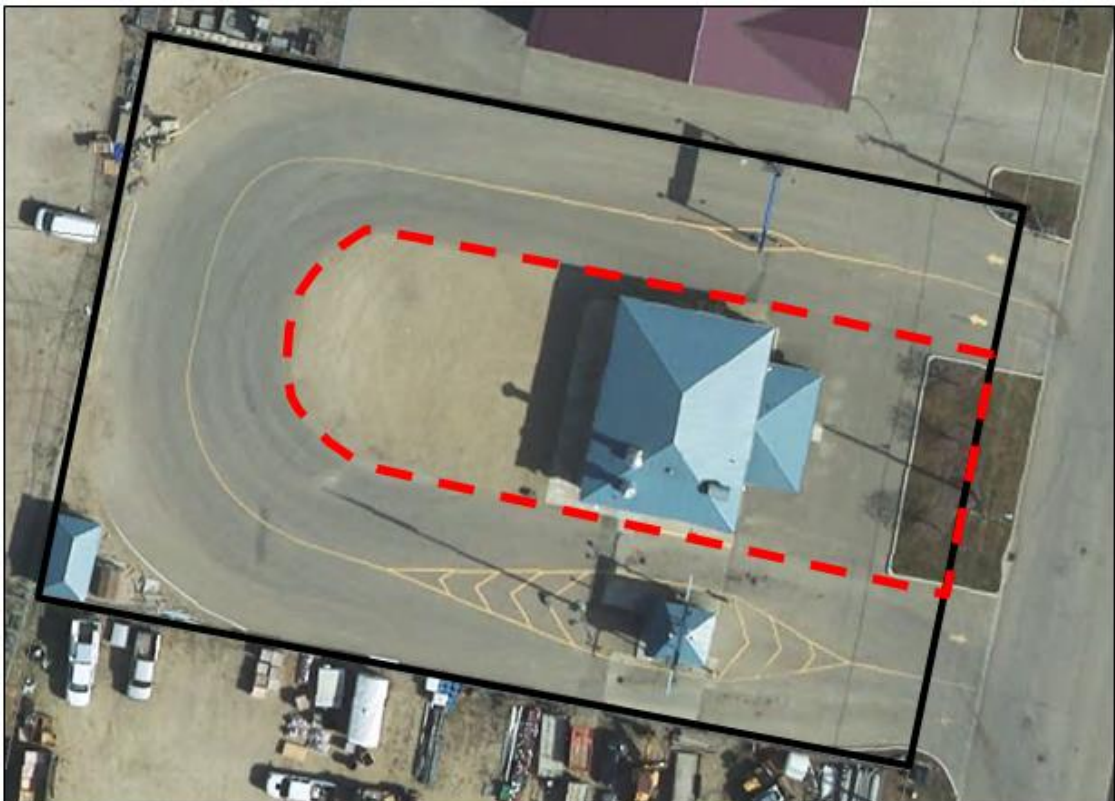
Property Information:



- Free-standing building on approx 0.28 acres (part of 0.89 acre parcel – see Aerial);
- Property and accesses will be shared - Landlord to retain use of laneways around the perimeter of the yard and detached fill-station;
- Approx 0.28 acres includes unfenced graveled rear yard and front paved parking. Tenant to have use of common accesses in addition;
- Unique opportunity to lease a free-standing building in this size range;
- Layout includes reception, office, washroom, two shop spaces with access between;
- Each shop space has 2 overhead doors with power openers and sunshine panels, florescent lighting, forced air heating, exhaust system (one side), sump/drain;
- 14' ceiling height in shop spaces;
- Electrical supply to be confirmed;
- Office area has tile flooring and air conditioning;
- **Available immediately;**

Aerial:

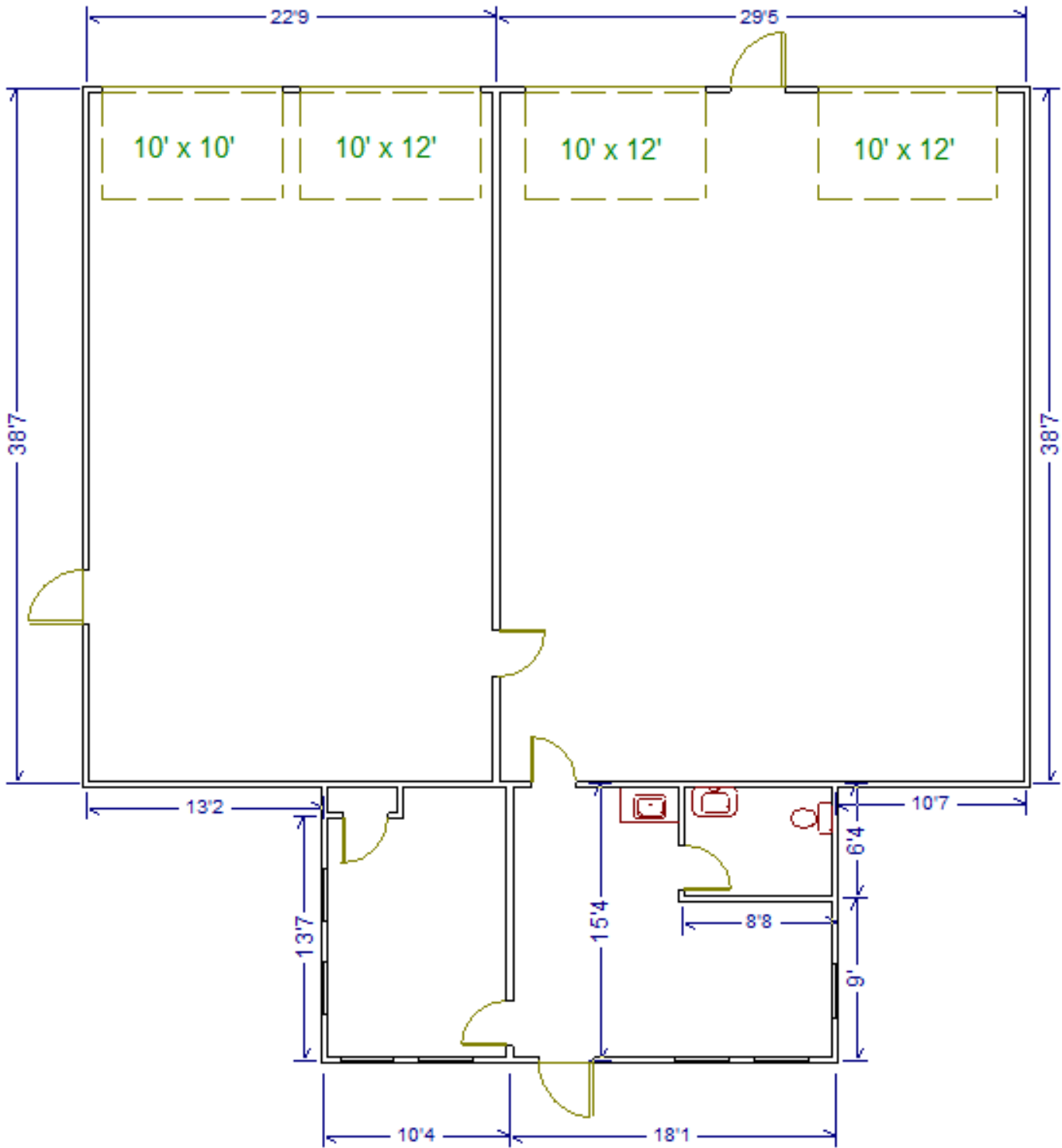
Dotted Red Line = Subject Lease Property / Solid Black Line = Entire Property



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Floor Plan:

Diagram may not be accurate or to scale.



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