



Team Kemshead, Williamson, Perry  
& Associates

 [commercialandsales.com](http://commercialandsales.com)

 [@mike@advantagecommercial.ca](mailto:mike@advantagecommercial.ca)



# FOR SALE OR LEASE


## Industrial Condo Unit – 1,554sf

### Edgar Industrial Park



 [@mike@advantagecommercial.ca](mailto:mike@advantagecommercial.ca)

 403-346-6655

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

 [www.commercialandsales.com](http://www.commercialandsales.com)

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# SALE/LEASE OPPORTUNITY

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**Municipal Address:**

Unit 10, 7421 Edgar Industrial Drive Red Deer, AB

**Legal Description:**

Unit 10 Condo Plan 012-3312

**Size:**

1,554sf (as per Condo Plan)

**Zoning:**

I-1 Light Industrial

**Condo Fees:**

\$368.21 plus GST per month

**Property Taxes (2018):**

\$4,058.00

**Lease Rates:**

Basic Rent = \$9.50/sf + Estimated NNN = \$5.45/sf

**Total Lease Per Month:**

\$1,936.03 plus GST

**Sale Price:**

\$269,000.00



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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.



- Available immediately;
- Located on the main road of Edgar Industrial Park, and at the south end, providing quicker and more convenient access to 67 Street and Highway QE2;
- Open space from end to end with storage mezzanine at the front (washroom on mezzanine);
- Ideally suited for storage as is however basically a shell space, ready for development;
- Unit dimensions approx. 65' x 24' +/-;
- Mezzanine dimensions 14' x 24' +/- (Approx 336sf)
- Two levels of windows and sign can at front;
- Radiant heating;
- Hi-bay lighting;
- 2 compartment sump;
- Electrical service to be verified;
- Paved common front parking and large graveled rear yard;
- Approx 110' from building rear to fence;
- Shared use of common yard;
- Approx 20' ceiling height on east side, gradually increasing to approx. 22' on west side;
- 1 - 12' X 14' overhead bay door;
- Condo professionally managed, common property very well-maintained;

