

**FOR LEASE – Edgar Park Place
Condo Unit - 6,375sf
Edgar Industrial Park**



Listing Agent – Davin Kemshead - davin@advantagecommercial.ca



403-346-6655



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



www.advantagecommercial.ca

Advantage – Commercial is a Division of Century 21 - Advantage

Municipal Address:

Bay 1, 7659 Edgar Industrial Drive Red Deer,
AB

Legal Description:

Unit 6 Condo Plan 022-2295

Size:

Leasable = 6,375sf (4,950sf Main +
1,425sf Mezzanine)
Condo – 5,002sf

Base Rate: \$11.00/Sq.Ft.

NNN: \$3.48/Sq.Ft.

Total Per Month: \$7,692.50

Availability:

Immediate







Century Centre
 203, 4807- 50 Avenue
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INDUSTRIAL PROPERTY FOR LEASE

(INFORMATION CONTAINED HEREIN IS BELIEVED
 TO BE ACCURATE BUT NOT WARRANTED AS SO.)

CODE:	Edgar Park Place	ADDRESS:	Bay 1, 7659 Edgar Industrial Drive	ZONING:	I-1 (Light Ind.)
SUB-DIVISION:	Edgar Industrial	LOT:		BLOCK:	
SQ. FT.:	6,375	CONDO UNIT:	6	CONDO PLAN:	022-2295
DIMENSIONS	100' x 50' plus 2nd Floor	WASHROOMS	Yes (3)	UTILITIES:	Tenant Pays Power and Gas
OFFICE/AREA:	Yes	NO. OF OFFICES:	6+	MEZZANINE:	Yes
YARD:	Fenced Compound	OVERHEAD DOORS:	2 – 14' x 16'	SUMP:	Yes
BASE RATE/SF:	\$11.00 (Yr 1 Only)	BASE RENT/MTH:	\$5,843.75 (Yr 1)	LOADING DOCK:	No
EST. NNN/SF:	\$3.48	EST. NNN/MTH:	\$1,848.75	ESCALATIONS:	Yes - Negotiable
LSE TYPE (NNN/G):	NNN	TOTAL/MTH:	\$7,692.50	LISTING AGENT:	Davin Kemshead
KEYS:	Office	AVAILABLE:	Immediate	LISTING #:	

NOTES: **Shop and office space on Edgar Industrial Drive, corner unit of the building. Main floor developments include reception, 2 offices plus 3rd larger shop office which could have workstations, lunchroom, coffee-counter and 2 washrooms. The 2nd floor has 4 offices, storage room, washroom and coffee-counter. Office areas are air conditioned. Offices have been repainted. Radiant heaters, hi-bay lighting, trench sump system, 2 – 14' x 16' overhead doors. 200 Amp 3 Phase electrical service (to be verified). Ceiling height starting at approx 21', increases to approx 23'. Fenced compound included, gravel rear yard. This space can be leased with Bay 2 for a total 11,325sf, currently there is an access between the units which will be sealed if leased separately.**

****See Floor Plan on Next Page****

This Diagram May Not Be Accurate or to Scale

