

For Lease – Edgar Park Place
4,950sf
Edgar Industrial Park



Listing Agent – Davin Kemshead - davin@advantagecommercial.ca



403-346-6655



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



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LEASE OPPORTUNITY

Team Kemshead, Williamson, Perry
& Associates

Municipal Address:

Bay 2, 7659 Edgar Industrial Drive
Red Deer, AB

Legal Description:

Units 5 Condo Plan 022-2295

Size:

4,950sf

Base Rate:

\$10.00/Sq.Ft.

NNN:

\$4.29/Sq.Ft.

Total Per Month:

\$5,894.63

Availability:

Negotiable



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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.

CODE:	Edgar Park Place	ADDRESS:	Bay 2, 7659 Edgar Industrial Drive	ZONING:	I-1 (Light Ind.)
SUB-DIVISION:	Edgar Industrial	LOT:		BLOCK:	
SQ. FT.:	4,950	CONDO UNIT:	5	CONDO PLAN:	022-2295
DIMENSIONS	100' x 50'	WASHROOMS	Yes (1)	UTILITIES:	Tenant Pays Power and Gas
OFFICE/AREA:	No	NO. OF OFFICES:		MEZZANINE:	No
YARD:	Fenced Compound	OVERHEAD DOORS:	2 - 14' x 16'	SUMP:	Yes
BASE RATE/SF:	\$10.00 (Yr 1 Only)	BASE RENT/MTH:	\$4,125 (Yr 1)	LOADING DOCK:	No
EST. NNN/SF:	\$4.29	EST. NNN/MTH:	\$1,769.63	ESCALATIONS:	Yes - Negotiable
LSE TYPE (NNN/G):	NNN	TOTAL/MTH:	\$5,894.63	LISTING AGENT:	Davin Kemshead
KEYS:	SeeDavin	AVAILABLE:	Negotisable	LISTING #:	

NOTES: **Mainly wide open shop space on Edgar Industrial Drive. Developments include washroom and parts room. 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 is approx 23'. Two rows of windows at the front of the building bring in lots of natural light. Fenced compound included, gravel rear yard.**

This Diagram May Not Be Accurate or to Scale.

