ADVANTAGE COMMERCIAL
Century 21

Kemshead Williamson Perry & Associates

For Lease / Sale

3,000sq.ft.

Industrial Bay – WITH COMPOUND
Formerly Occupied by Telus
#1, 7459 Edgar Ind. Bend.

@ davin@advantagecommercial.ca

403-346-6655

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

www.commerciallandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

ADVANTAGE COMMERCIAL Century 21

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LEASE OPPORTUNITY

Team Kemshead, Williamson, Perry & Associates

CODE:	**Independent Controls**	ADDRESS:	**#1 - 7459 Edgar Industrial Bend**	ZONING	**I1**
SQ. FT.	**3000**	LOT:	BLOCK:	PLAN:	
		CONDO UNIT		CONDO PLAN	
DIMENSIONS	**60'x50'**	WASHROOMS		UTILITIES:	**Lessee**
OFFICE/AREA:	**Yes**	NO. OF OFFICES	**2**	MEZZANINE	**Yes**
YARD:	Storage Compound	OVERHEAD DOORS:	**1 – 12'x14'**	SUMP:	**Floor Drain**
BASE RATE/SQ. FT.:	**$10.50**	BASE RENT/MTH:	**$2625.00**	LOADING DOCK	
EST. NNN/SQ. FT.	**$5.06**	EST. NNN/MTH:	**$1265.00**	ESC.	
LSE TYPE (NNN/G):	**NNN**	TOTAL/MTH:	**$3890.00**		
KEYS:	**In Office**	AVAILABLE:	**NOW**		

NOTES **Each bay has 3 phase power. High Efficiency. Capable of Mezzanine with Window. Radiant heat in rear. Leaseholds are extra. This bay has extra windows on South end. The Vendor will also consider selling this unit @ $179/sq.ft.**

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.

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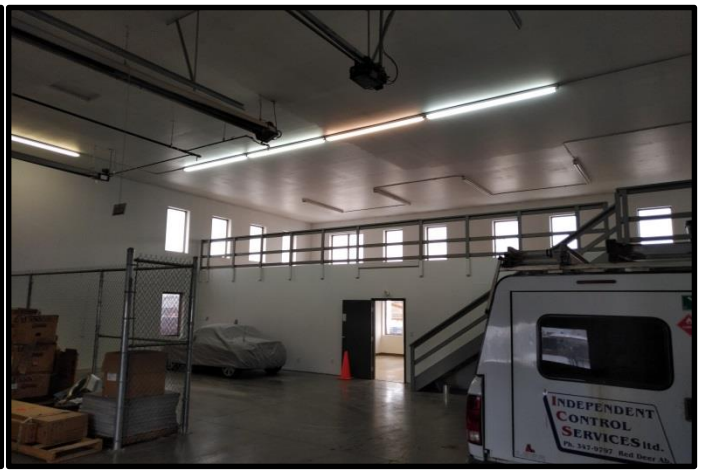

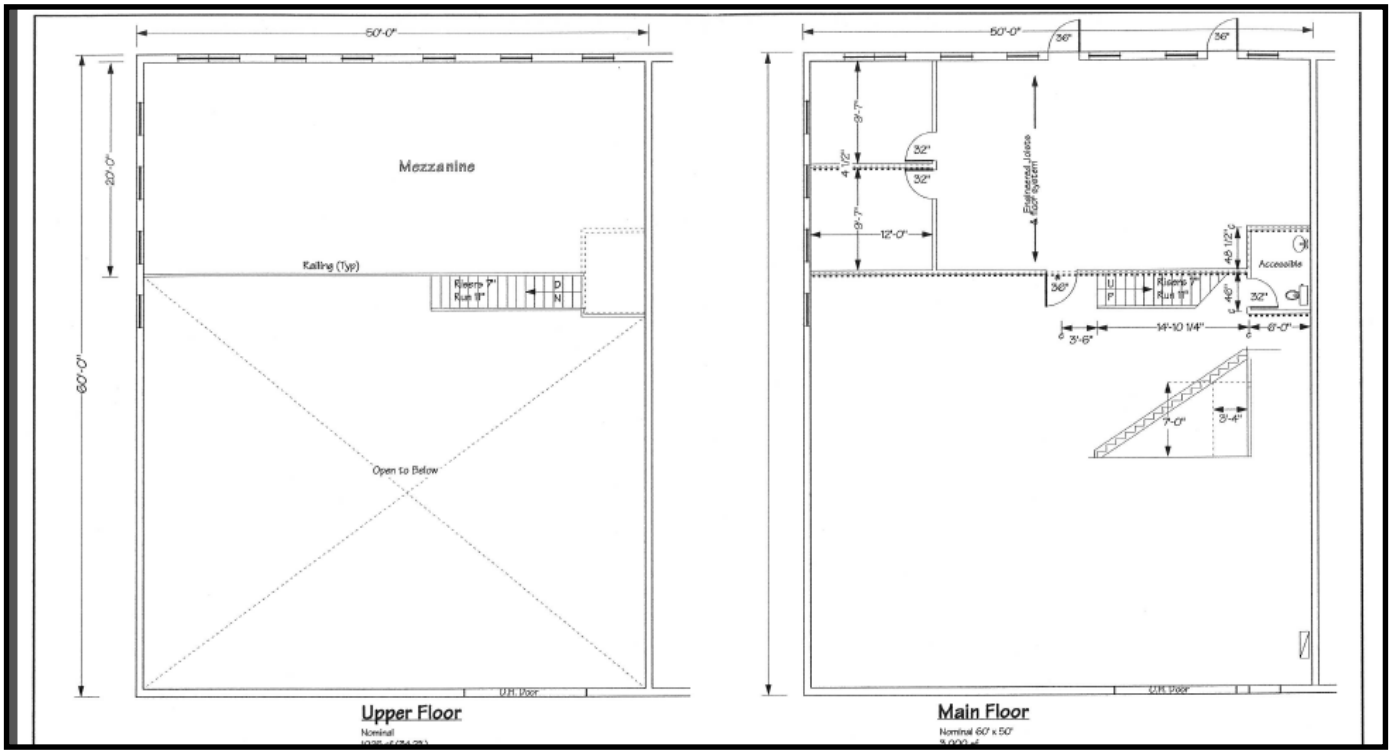

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