ADVANTAGE COMMERCIAL
Century 21

FOR LEASE

1,690 Sq.Ft.

Edgar Industrial Park

Listing Agent – Mike Williamson - mike@advantagecommercial.ca

403-346-6655

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

www.commerciallandsales.com

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CENTURY 21
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ADVANTAGE COMMERCIAL
Century 21 Advantage

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INDUSTRIAL PROPERTY FOR LEASE

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

CODE:	**Sure-Line**	ADDRESS:	**#12, 7459 Edgar Industrial Bend**	ZONING:	**I-1**
SUB-DIVISION:	**Edgar Industrial**	LOT:	BLOCK:	PLAN:	
SQ. FT.:	**1,690**	CONDO UNIT:	**12**	CONDO PLAN:	**022-7058**
DIMENSIONS	**Approx 28' x 60'**	WASHROOMS	**3**	UTILITIES:	**Tenant pays power & gas**
OFFICE/AREA:		NO. OF OFFICES:	**2-3**	MEZZANINE:	**Yes – Developed**
YARD:	**Compound (Paved)**	OVERHEAD DOORS:	**1 (12' X 14')**	SUMP:	
BASE RATE/SQ. FT.:	**$12.00**	BASE RENT/MTH:	**$1,690.00**	LOADING DOCK:	**No**
EST. NNN/SQ. FT.	**$4.75**	EST. NNN/MTH:	**$668.96**	ESCALATIONS:	**Negotiable**
LSE TYPE (NNN/G):	**NNN**	TOTAL/MTH:	**$2,358.96**	LISTING AGENT:	
KEYS:	**See Mike**	AVAILABLE:	**July 1, 2019**	LISTING #:	

NOTES **Attractive office and warehouse space located in Edgar Industrial. Main floor includes reception, large room which could be an office or showroom and washroom. Warehouse also has washroom, radiant heat, florescent lighting, and 12'x14' overhead door. The developed 2nd floor has two offices with windows and a 3rd washroom. Developed area is air conditioned. Paved fenced compound in rear included.**

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.