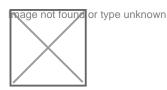


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

13, 7471 EDGAR INDUSTRIAL BEND FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 28701

D: MLS ID: A2166991

\$10.50



A MIKE WILLIAMSON

(403) 343-3023

■ Salomons Commercial

403-343-3023

rM1

13, 7471 Edgar Industrial Bend , Red Deer , Alberta T4P 3Z5

Transaction Type Days On Market Lease Amount

For Lease 155 10.50

Lease Frequency Zoning Subdivision

Annually I1 Edgar Industrial Park

Year BuiltStructure TypeProperty Type2003IndustrialCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 0421993 2400.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

222.97 2324 0.05

InclusionsRestrictionsReportsN/ANone KnownCall Lister

This 2,400 SF industrial condo in Edgar Industrial Park is available for immediate lease. The space is a primarily open plan, featuring a front area with many windows and an open bay with a washroom. The shop area is bright (also with windows), and includes a 12' x 14' overhead door, offering convenient access for loading and storage needs. The property is fully paved, with both common and assigned parking available. An exclusive fenced compound is also included. Its location provides easy access to major highways, including Highway 11, Highway 11A, and the QEII, making it ideal for businesses requiring efficient transportation routes. Current estimated Additional Rent (NNN) is \$4.27/sf.

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