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13, 7471 EDGAR INDUSTRIAL BEND FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Red Deer, Alberta



Listing ID:
28701


MLS ID:
A2166991

\$10.50



 **MIKE WILLIAMSON**
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 Salomons Commercial
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 13, 7471 Edgar Industrial Bend , Red Deer , Alberta T4P 3Z5

Transaction Type For Lease	Days On Market 155	Lease Amount 10.50
Lease Frequency Annually	Zoning I1	Subdivision Edgar Industrial Park
Year Built 2003	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0421993	Building Area (Sq. Ft.) 2400.00
Building Area (Sq. M.) 222.97	Lot Size (Sq. Ft.) 2324	Lot Size (Acres) 0.05
Inclusions N/A	Restrictions None Known	Reports Call 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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