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10 & 20, 8028 EDGAR INDUSTRIAL CRESCENT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Red Deer, Alberta

Listing ID:
32785

MLS ID:
A2269450

\$10



 **CAMERON TOMALTY**
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 10 & 20, 8028 Edgar Industrial Crescent , Red Deer , Alberta T4P 3R3

Transaction Type For Lease	Days On Market 188	Lease Amount 10.00
Lease Frequency Annually	Zoning I-1	Subdivision Edgar Industrial Park
Year Built 2006	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0723961	Building Area (Sq. Ft.) 10718.00
Building Area (Sq. M.) 995.73	Lot Size (Sq. Ft.) 55756	Lot Size (Acres) 1.28
Inclusions N/A	Restrictions None Known	Reports Other Documents

Located in Edgar Industrial Park, this 10,718 SF building on 1.28 Acres is available for lease. The building is separated into two separate units but could be used as a one for a single user. Unit 10 is 5,359 SF and features an unfinished office/storage area and one washroom. The shop in this unit is 4,599 SF and includes (2) 14' x 16' overhead doors and a ±720 SF storage mezzanine. Unit 20 is also 5,359 SF and features a developed office space including a reception area, one office, a staff lunchroom, and two washrooms - one of which is accessible from the shop. The shop is 4,568 SF with (2) 14' x 16' overhead doors and another ±720 SF storage mezzanine. The yard is graveled and fully fenced and there is ample paved parking available on site. This is an excellent location with quick access to both Highway 2 (QEII) and Highway 11A. The property is also available for sale and while the sale is for the building as a whole, the units could potentially be leased separately. Additional Rent is \$3.70 per square foot for the 2025 budget year. This introductory lease rate is for the first year of a long term lease to a qualified Tenant with escalations.

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