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5/6, 7719 EDGAR INDUSTRIAL DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Red Deer, Alberta



Listing ID:
16628


MLS ID:
A2007763

\$12.50



 **MIKE WILLIAMSON**
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 Salomons Commercial
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 5/6, 7719 Edgar Industrial Drive , Red Deer , Alberta T4P 3R2

Transaction Type For Lease	Days On Market 561	Year Built 2002
Lot Size (Acres) 3.76	Lease Amount 12.50	Lease Frequency Annually
Zoning I1	Subdivision Edgar Industrial Park	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0125151
Building Area (Sq. Ft.) 7734.00	Building Area (Sq. M.) 718.51	Lot Size (Sq. Ft.) 163785
Inclusions N/A	Restrictions None Known	Reports Call Lister

Excellent location on Edgar Industrial Drive. Majority of the space is open, and forms part of an 11,601sf space (demising wall to be built). Front development includes reception, (1-2) front offices, (1) shop office, (2) washrooms and large mezzanine which could be a lunchroom, locker area or boardroom. Total of (4) overhead doors which are 2 - 14' x 16', 1 - 13'x16' and 1 - 14' x 20', all are powered. The shop area has radiant heat and sumps. 2 x 200 amp electrical services. Approx 24' roof height at the centre. Good amount of common yard area available behind the space with plenty of paved parking stalls in front. Current estimated NNN is \$3.75/sf. Note some pictures may show a portion of Unit 4, which is not included.

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