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4/5, 8021 EDGAR INDUSTRIAL PLACE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Red Deer, Alberta



Listing ID:
759


MLS ID:
A1047863

\$11



 **MIKE WILLIAMSON**
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 Salomons Commercial
 403-343-3023

 4/5, 8021 EDGAR INDUSTRIAL Place , Red Deer , Alberta T4P 3R3

Transaction Type

For Lease

Days On Market

1268

Year Built

1999

Lease Amount

11.00

Lease Frequency

Annually

Subdivision

Edgar Indus. Pk.

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

9020499

Building Area (Sq. Ft.)

3520.00

Building Area (Sq. M.)

327.02

Restrictions

None Known

Reports

Call Lister

This is a well-taken care of multi-tenant building located in Edgar Industrial Park. This 3,520sf space has a very large reception area plus oversized office (could be a meeting room), file room, washroom and lunch room on the main floor. The open storage mezzanine covers the same footprint area of the front office. The shop is bright and has 2 - 12'x14' overhead doors, florescent lighting and radiant heat. 200 amp electrical service (100 amps per unit, there are 2 separate meters). The Property features paved parking in front with common gravel yard area. Due to the shape of the property, the Landlord is able to offer additional yard space set off to the side from behind the building, if needed. Very close access to Taylor Drive, Highway 11A and Highway QE2. Estimated NNN is \$4.80/sf.

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