



FOR SALE/LEASE

7607 EDGAR INDUSTRIAL DRIVE
RED DEER, AB



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About the Property

This 31,840 sq. ft. multi-tenant industrial building on 2.89 acres is available for sale or lease, situated in a high-visibility location on Edgar Industrial Drive. The building is currently divided into four units: two units of 11,520 sq. ft. and two units of 4,400 sq. ft., offering flexibility for diverse industrial operations.

Units 5-6, the final remaining space available for lease, total 11,520 sq. ft. and feature a large reception area, seven offices (five on the main floor, two on the mezzanine), and a spacious shop. Key highlights include five 14'x16' overhead doors, one with drive-through capability, a tool crib, jib crane, paint hood, and a high-security system.

The entire property is equipped with Hi-Bay lighting and radiant heaters for optimal functionality. Additional features for the multi-tenant building include common parking, a fully fenced and graveled yard, and I1 zoning, making it suitable for a range of industrial uses. Flexible lease arrangements and negotiable possession offer versatility for tenants or buyers looking to customize occupancy to meet their needs. This property is an excellent opportunity for businesses seeking ample space in a prime industrial area.

LEGAL DESCRIPTION

Plan 0124507, Block 8, Lot 2

TOTAL RENTABLE AREA

31,840 SF

SITE SIZE

2.89 Acres

LOCATION

Edgar Industrial Park

ZONING

I1 - Industrial (Business Service) District

LEASE RATE

Market

ADDITIONAL RENT

\$4.00 PSF

SALE PRICE

\$4,900,000

PROPERTY TAXES

\$78,222 (2024)

POSSESSION

Negotiable

Units 5-6

UNITS SIZE

11,520 SF

LEASE RATE

Market

ADDITIONAL RENT

\$4.00 PSF

LOADING

(3) 14' x 16' O/H Doors

(1) 14' x 16' Drive Thru Bay

HVAC

Radiant Heat

LIGHTING

High Bay

CEILING HEIGHT

18' to beam

YEAR BUILT

2005

DRAINAGE

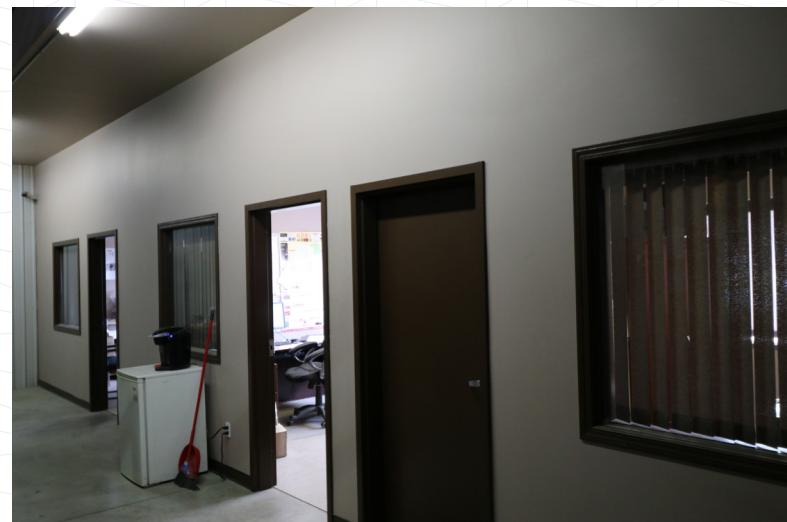
Double Compartment Sump

YARD

Fenced and compacted gravel

FEATURES

- › Large Reception
- › 7 Total Offices (5 Down, 2 Up)
- › Tool Crib
- › Jib Crane
- › Paint Hood
- › High Security System





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