



Single tenant building 16,768 sf on 1.16 acres

- **100% leased to Step Energy (TSX: STEP)**
- 12,418 sf of office space and 4,350 sf of shops, catering to diverse business needs.
- The current tenant utilizes the facility as a training center, leading to a larger office build-out.
- Positioned just east of the QE II Highway, between Highway 11A and David Thompson Highway (11), ensuring convenient access to major highways for enhanced connectivity.

Get more information

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For Sale

8017 Edgar Industrial Avenue, Red Deer, AB

Property description

Legal Description	PLAN 982 3974, BLOCK 2, LOT 11 Excepting therout all mines and minerals. Area 0.652 Hectares (1.61 acres) more or less.	Zoning	I1 - Industrial (Business Service) District
Site Size (acres)	1.61	Building Construction	Steel/metal frame
Site Coverage	19.6 %	Clear Height	25' feet
GLA (SF)	16,768	Crane(s)	None
Occupancy	100%	Bay Doors	3
2023 CAM & Taxes	\$2.07 PSF	Parking	27 stalls
Year Built	1999	Power	1200 Amp, 120/208 Volt Service (600A office, 800A shop)
No. of Tenants	1	Property Tax Assessment	\$1,579,100 - Levy \$30,598.54

The yard area has been graveled, compacted, and enclosed with fencing, ensuring functionality and security.

Offering summary

\$2,250,000

SALE PRICE

7.72%

CAP RATE

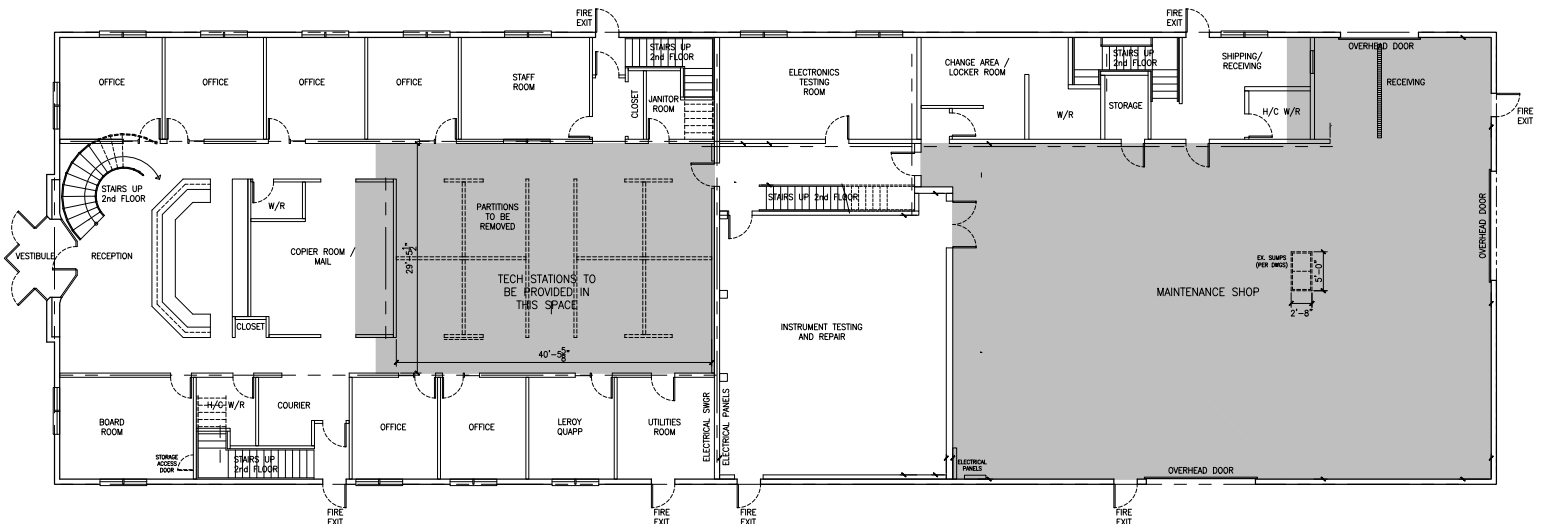
\$173,807

STABILIZED NOI

100%

OCCUPIED

Main floor plan



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