

# FOR SALE/LEASE

7756 EDGAR INDUSTRIAL WAY  
RED DEER, AB





## About the Property

This 15,688 SF industrial building, built in 2006, offers a lucrative investment opportunity in the thriving Edgar Industrial Park. The building is divided into two units: Unit 1, that is leased to a long term tenant and Unit 2, is vacant and available for lease.

**Unit 1** is currently leased to Lightspeed Innovations, an auto repair body shop. Featuring a showroom with a reception area, Dyno area with an overhead door, wash-room, parts room, private offices, a repair shop with three drive-in bays, lunchroom, and storage space.

**Unit 2**, is vacant and ready for immediate possession. The north half of Unit 2 includes a reception/waiting area, multiple private offices across two floors, a boardroom/training room, washrooms, and a lunchroom. The shop area is equipped with a drive-thru bay, an additional drive-in bay, parts room, storage mezzanine, shipping/receiving area, strong electrical service, high-capacity overhead cranes, and high ceilings.

Strategically located in the heart of Central Alberta's industrial center, the property provides quick access to major highways including QEII, Highway 11, and Highway 11A. The shared common parking area, fully fenced yard with rolling gates, and compacted gravel surface ensure security and convenience. This property is ideal for investors looking for a well-maintained, high-potential industrial asset.

### LEGAL DESCRIPTION

Plan 0426321, Block 8, Lot 7

### BUILDING SIZE

18,248 SF

### SITE SIZE

1.33 Acres

### LOCATION

Edgar Industrial Park

### ZONING

I1 - Light Industrial District

### YEAR BUILT

2006

### SALE PRICE

\$2,500,000

### PROPERTY TAXES

\$45,789 (2024)

### LEASE RATE

Unit 2: \$12.00 PSF

### ADDITIONAL RENT

Unit 2: TBV

### POSSESSION

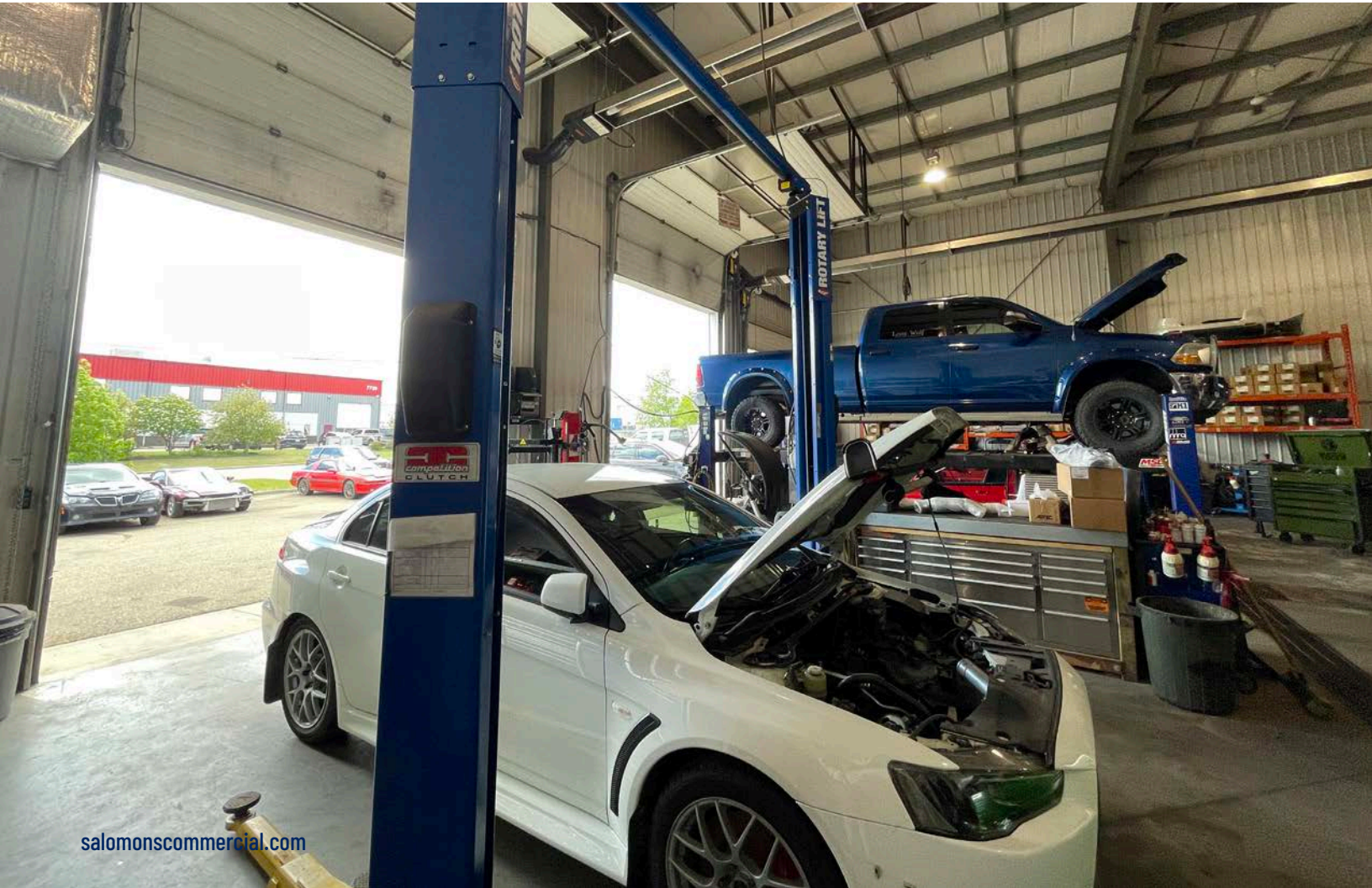
Immediate



Unit 1



7756 Edgar Industrial Way





## Unit 2

### UNIT SIZE

Shop Space: 8,354 SF

Office Space: 3,174 SF  
(Over 2 Floors)

**Total: 11,528 SF**

### LEASE RATE

\$12.00 PSF

### ADDITIONAL RENT

TBV

### MONTHLY RENT

TBV

### POSSESSION

Immediate

### LOADING

(3) 14' x 16' Overhead Doors, *one with drive thru capability*

(1) 8' x 10' Receiving Door

(1) 8' x 8' Receiving Door

### HVAC

Radiant

Make Up Air System

### CEILING HEIGHT

21' approx.

### CRANES

(1) 10-Ton Crane with 16' hook height

(1) 5-Ton Crane with 16' hook height

### POWER

800A/600V TBV

### LIGHTING

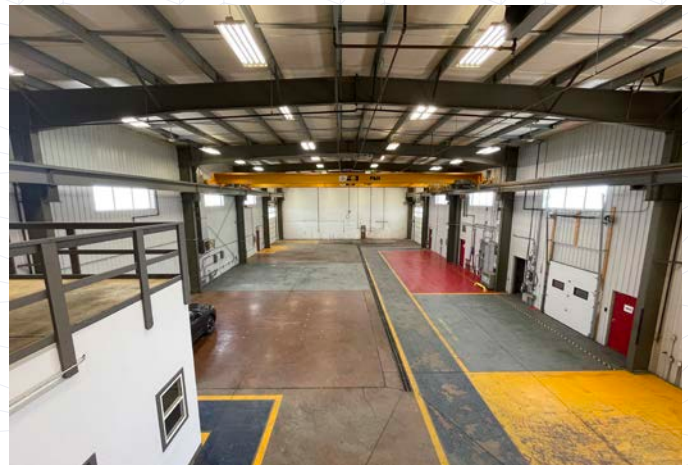
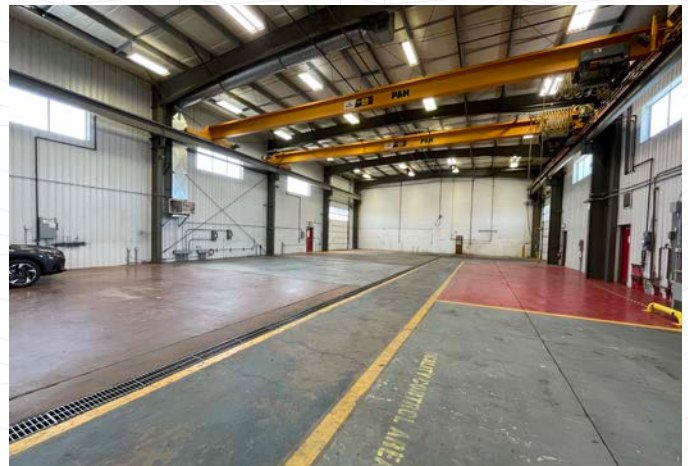
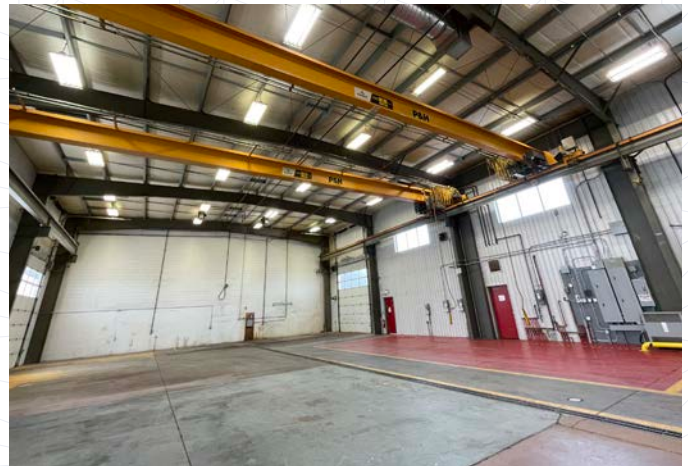
Fluorescent

### DRAINAGE

Trench/Double Compartment

### OTHER FEATURES

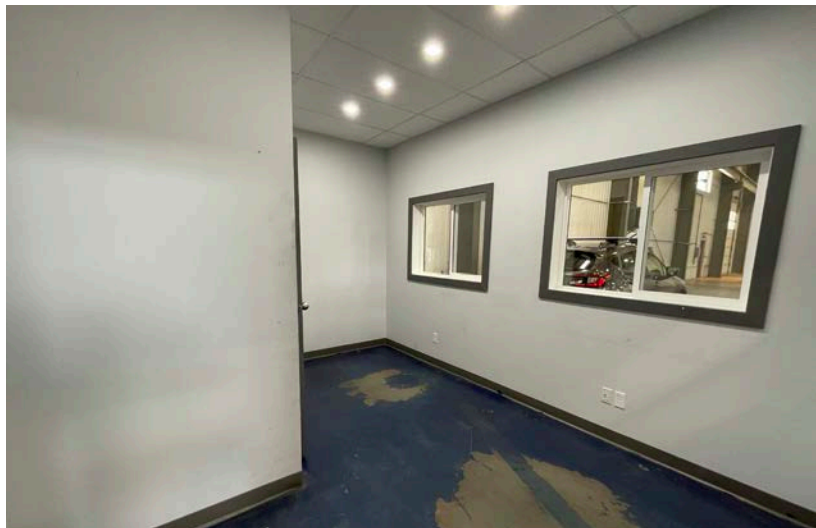
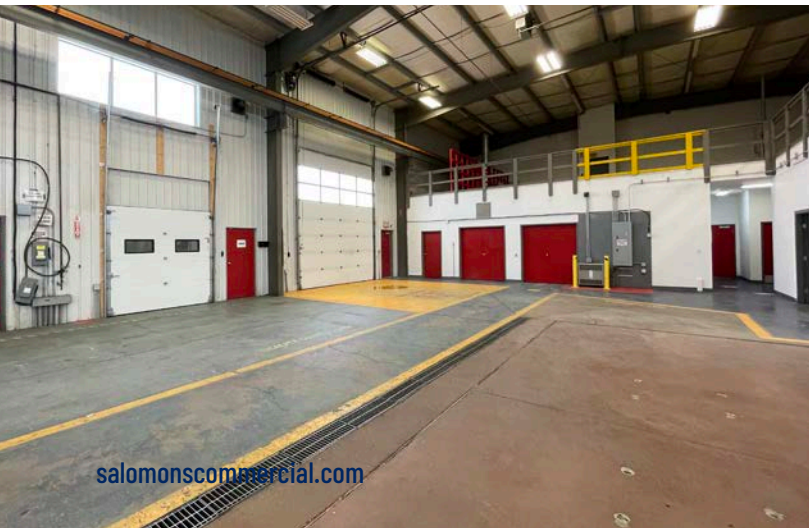
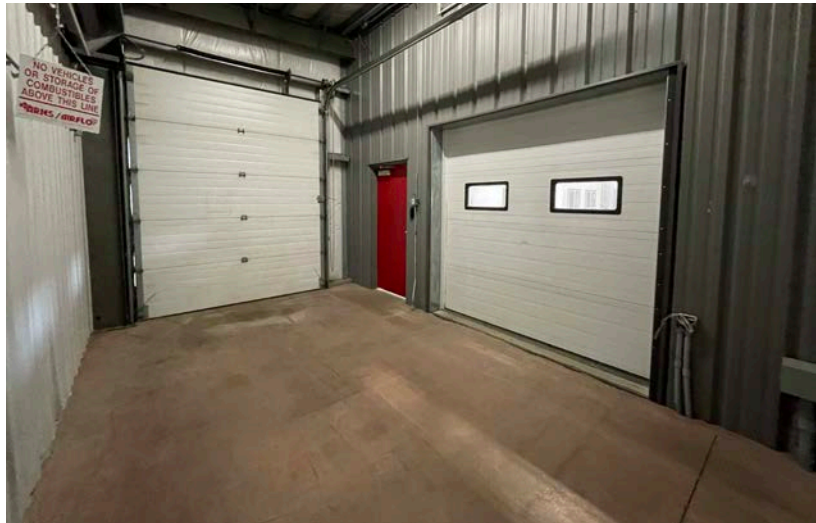
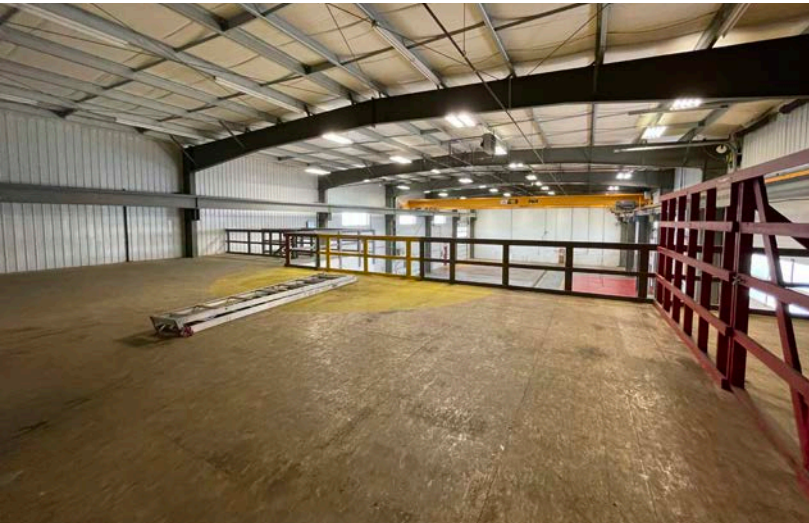
- › Reception
- › Multiple Private offices over two floors
- › Training Room/Boardroom
- › Lunchroom
- › Washrooms with Showers
- › Storage/Parts Rooms
- › Storage Mezzanine





Unit 2

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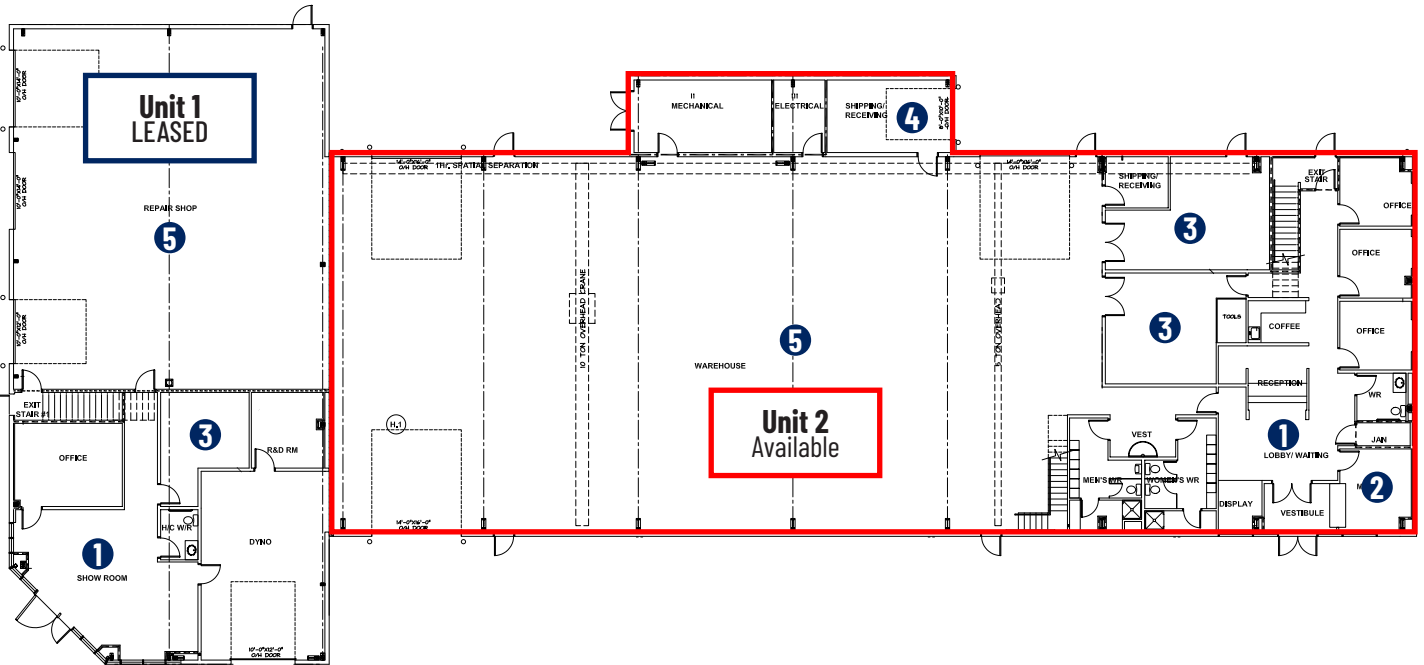




# Main Floor



- 1 Reception/Waiting Area
- 2 Board Room
- 3 Parts Room
- 4 Shipping & Receiving
- 5 Shop Area

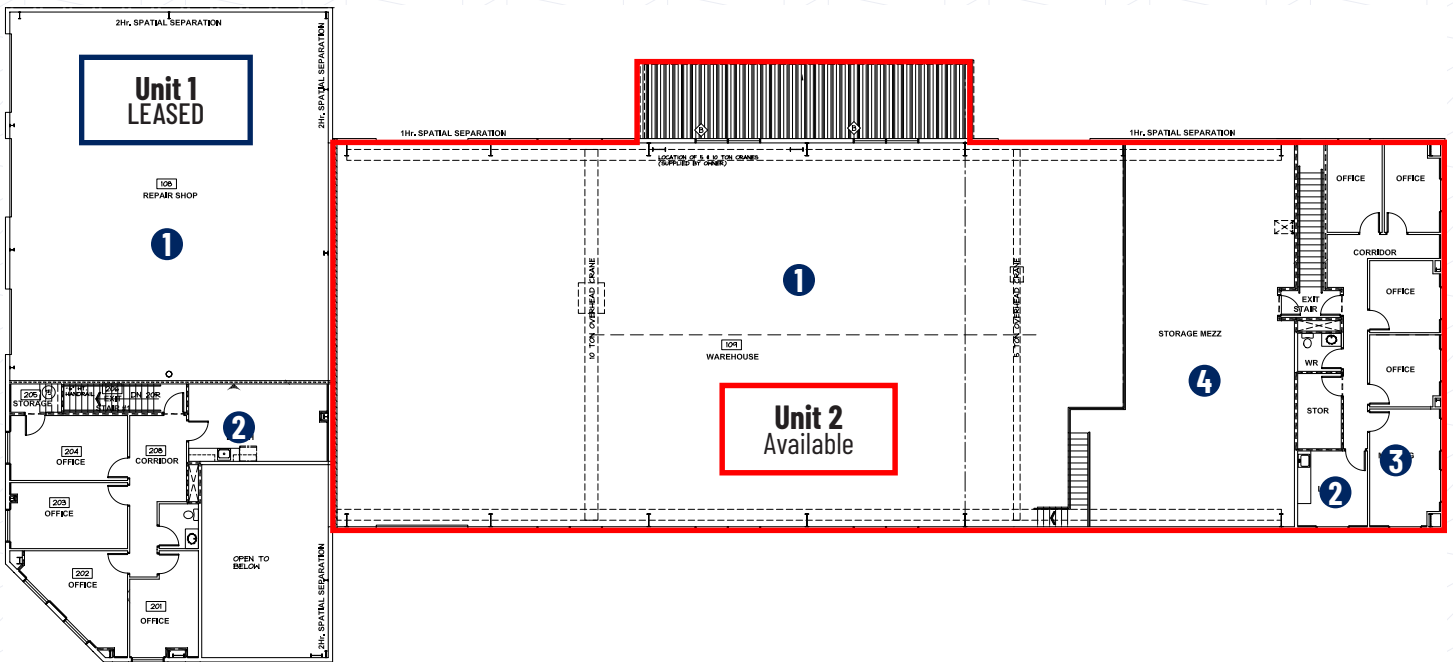


130'

# Second Floor



- 1 Warehouse
- 2 Lunch Room
- 3 Boardroom
- 4 Storage Mezzanine







# Central Alberta's Ambassador for Commercial Real Estate



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