

FOR LEASE / FOR SALE

#7, 7471 EDGAR INDUSTRIAL BEND, RED DEER

INDUSTRIAL CONDO



LOCATION:

Edgar
Industrial Park



CONDO SIZE:

± 1,500 Sq Ft
+750 SF 2nd floor



ZONING:

I1-Industrial
Commercial



SALE PRICE:

\$320,000.00



LEASE RATE:

\$10.00 PSF
NNN = \$5.17 PSF

PRESENTED BY

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THE PROPERTY

#7, 7471 EDGAR INDUSTRIAL BEND

EDGAR INDUSTRIAL PARK

Fully developed and newly renovated industrial condo located in the desirable Edgar Industrial Park. This unit is available for sale or lease and perfect for any trades business. This ± 2,250 SF unit is in excellent condition and includes:

- » **1,500 SF main floor which includes:**
 - Two separate front entrances
 - 2x large offices
 - A staff kitchenette
 - Shop space with OH door
 - Additional storage space
 - A washroom
- » **750 SF developed 2nd floor office with 3x offices plus a washroom**
- » **Zoning = I1 - Industrial**
- » **Easy access to QEII and Highway 2A**
- » **Dual zone HVAC system**
- » **One (12' X 14') overhead door**
- » **Fenced compound**
- » **Ample paved parking in front with 3x assigned parking stalls to the unit**
- » **Central air system**
- » **Fiber Optics unit in data room**

The lease price on this unit is starting at \$10.00 Per SF with the operating cost being estimated at \$5.17 Per SF for the 2024 year. This property is also available for sale at \$320,000.



RE/MAX
COMMERCIAL
PROPERTIES

403.986.7777



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PROPERTY DETAILS & PHOTOS

PROPERTY DETAILS

MUNICIPAL:	#7, 7471 Edgar Industrial Bend
LEGAL LAND DESCRIPTION:	Condo Plan: 0421993, Unit: 7
TOTAL SIZE:	Total Size of Condo Unit <ul style="list-style-type: none">SF of Unit \pm 2,250 SF<ul style="list-style-type: none">Main Floor = \pm1,500 SF2nd Floor = \pm750 SF
YEAR BUILT:	2003
ZONING:	I1 -Industrial (Business Service)
PARKING:	3x Assigned Parking Stalls
YARD:	Fenced Compound

FINANCIAL DETAILS

FOR SALE

SALE PRICE:	\$320,000.00
TAXES:	\$5,061.00 for 2024
CONDO FEES:	\$2,832.18 for 2024

FOR LEASE

LEASE PRICE:	\$10.00 Per SF / \$1,875 Monthly
NNN COST:	\$5.17 Per SF / \$646.25 Monthly
TOTAL:	= \$2,521.25 Monthly

*Tenant is responsible utilities

** Tenant is responsible for GST

PROPERTY TOUR



MORE PHOTOS



FLOOR PLAN



CALGARY & RED DEER'S ONLY EXCLUSIVE RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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