

FOR LEASE



24, 7471 Edgar Industrial Bend Red Deer, AB



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#103, 4315 - 55 Avenue
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About the Property

Position your business for success with this 2,400 SF end-cap industrial condo located in the sought-after Edgar Industrial Park. Freshly painted and move-in ready, this functional unit offers an open shop area complemented by two private offices, two washrooms, a storage mezzanine, and an overhead door, providing an efficient layout for a variety of industrial and service-based businesses.

The property features shared parking at the front of the building and access to a shared common yard, offering added convenience for staff and day-to-day operations. Zoned I1 (Light Industrial), the unit accommodates a wide range of permitted uses and benefits from excellent connectivity with quick access to the QEII Highway, Highway 11, and Highway 11A, making it an ideal location for businesses serving Central Alberta.

LEGAL DESCRIPTION

Condo Plan 0421993, Unit 24

UNIT SIZE

2,400 SF

LOCATION

Edgar Industrial Park

ZONING

I1 - Industrial Business Service

LEASE RATE

\$12.50 PSF

ADDITIONAL RENT

\$5.95 PSF

MONTHLY RENT

\$3,690 + GST

POSSESSION

Immediate

Unit Details

UNIT SIZE

2,400 SF

POSSESSION

Immediate

LOADING

(1) 12' x 14' O/H Door

HVAC

Radiant Heat

CEILING HEIGHT

Approx. 18'4"

LIGHTING

Fluorescent

YEAR BUILT

2003

FENCED COMPOUND

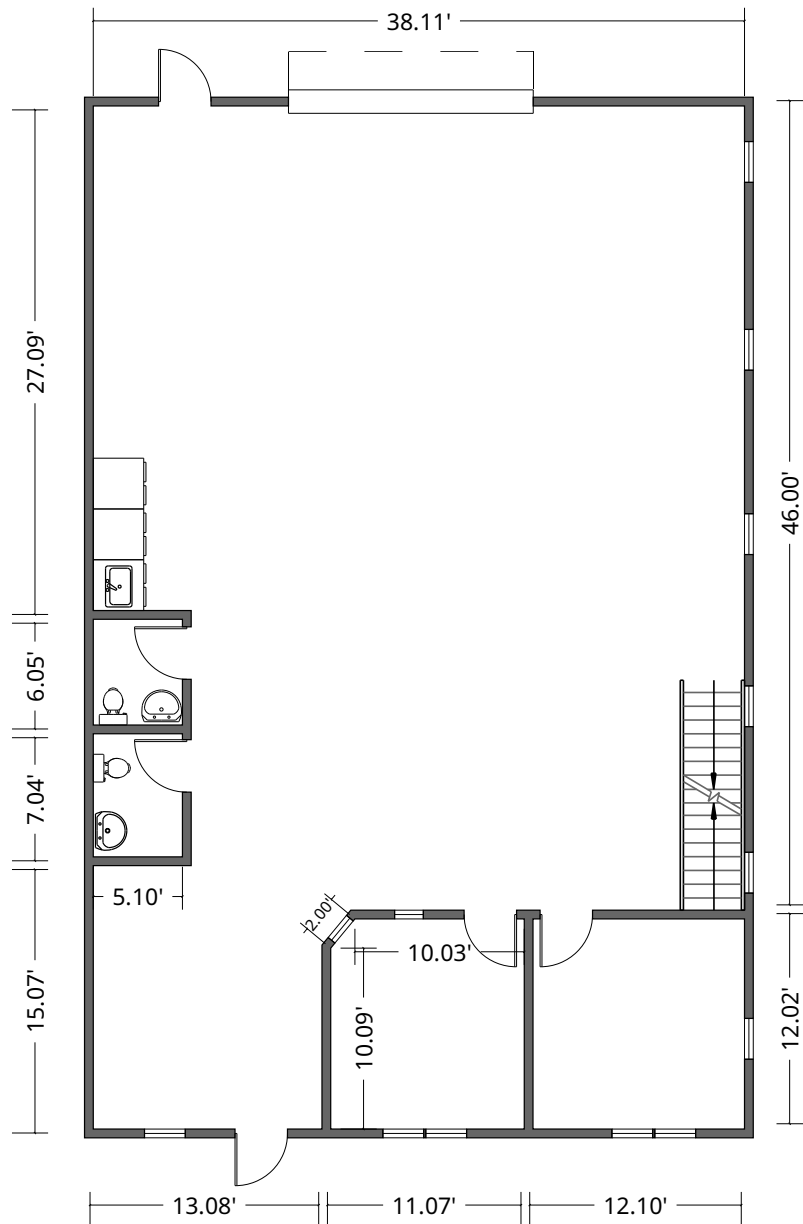
Yes

YARD

Rear yard is fully paved



Floor Plan





Central Alberta's Ambassador for Commercial Real Estate



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