

# FOR SALE/LEASE

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**11, 7471 EDGAR INDUSTRIAL BEND  
RED DEER, AB**





## About the Property

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This well-maintained industrial condo unit available for sale or lease is located in the bustling Edgar Industrial Park, offers 1,500 square feet of versatile space, including an 800 square-foot mezzanine. The unit comprises a reception area, one office, a copy/storage area, and two washrooms (one on the main floor and one on the mezzanine).

The second floor features an open storage/lunch area, perfect for current use or future development. Natural light floods the space through large second-floor windows, creating a bright and inviting atmosphere. The functional layout includes open office space and ample warehouse area, making it ideal for various business needs.

Conveniently located with easy access to major highways, including QEII Highway, Highway 11, and Highway 11A, this unit is perfect for businesses seeking a strategic and accessible location.

Join other successful local businesses in this prime industrial hub and take advantage of the excellent infrastructure and connectivity it offers.

### LEGAL DESCRIPTION

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Condo Plan 0421993 Unit 11

### UNIT SIZE

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1,500 SF

### LOCATION

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Edgar Industrial Park

### ZONING

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I-1 (Light Industrial)

### PROPERTY TAXES

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\$4,563 (2025)

### LEASE RATE

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\$12.00 PSF

### ADDITIONAL RENT

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\$5.25 PSF

### CONDO FEES

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\$2,930.16 (\$244.18/mth)

### MONTHLY RENT

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\$2,156.25 + GST

### SALE PRICE

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\$290,000

### POSSESSION

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Immediately

## Unit Details

### UNIT SIZE

1,500 SF + 800 SF of Mezzanine

### LOADING

(1) 12' x 14' Overhead Bay Door

### HVAC

- › Radiant Heat in Shop
- › Forced Air in Office

### CEILING HEIGHT

19'

### LIGHTING

Fluorescent

### YEAR BUILT

2003

### YARD

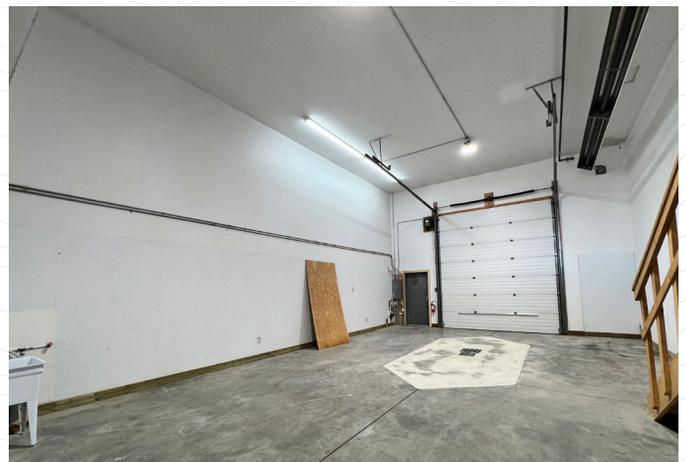
Paved fenced compound

### DRAINAGE

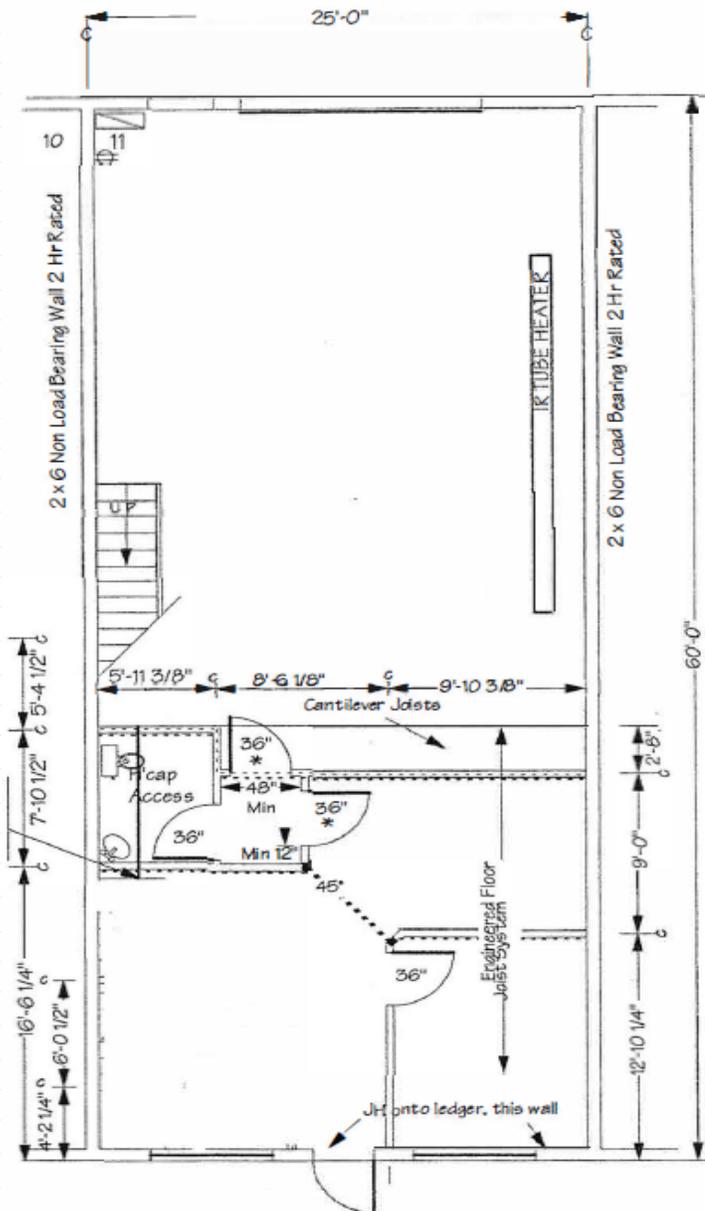
Sump

### FEATURES

- › Reception Area
- › 1 Office
- › Copy/Storage area
- › 2 Washrooms (1 on main, 1 on Mezzanine)
- › 2nd floor open storage/lunch area or future development
- › Well maintained bay
- › Tons of Natural Light Through 2nd Floor Windows

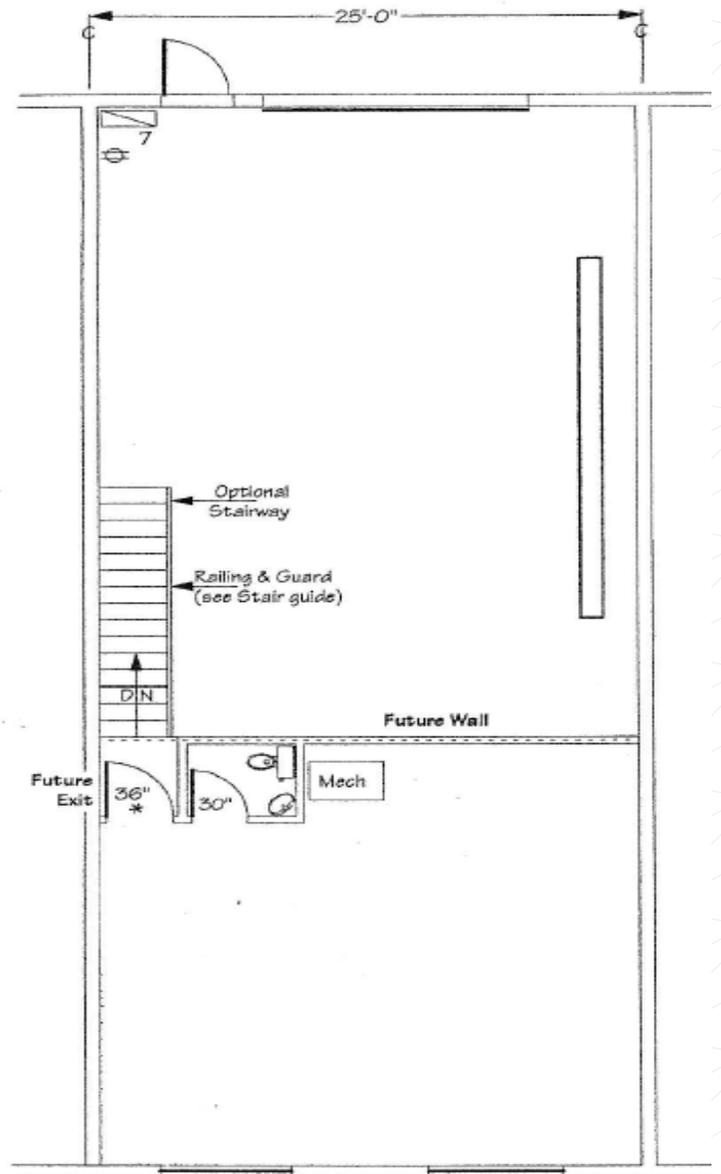


# Floor Plan



## Main Floor

1500sf  
139.35sm



## Second Floor

612.6 sf

Diagram may not be accurate





 **SUBJECT  
PROPERTY**

# Central Alberta's Ambassador for Commercial Real Estate



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