

FOR SALE/LEASE

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





About the Property

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

Condo Plan 0421993 Unit 11

UNIT SIZE

1,500 SF

LOCATION

Edgar Industrial Park

ZONING

I-1 (Light Industrial)

PROPERTY TAXES

\$4,563 (2025)

LEASE RATE

\$12.00 PSF

ADDITIONAL RENT

\$5.25 PSF

CONDO FEES

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

MONTHLY RENT

\$2,156.25 + GST

SALE PRICE

\$278,000

POSSESSION

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

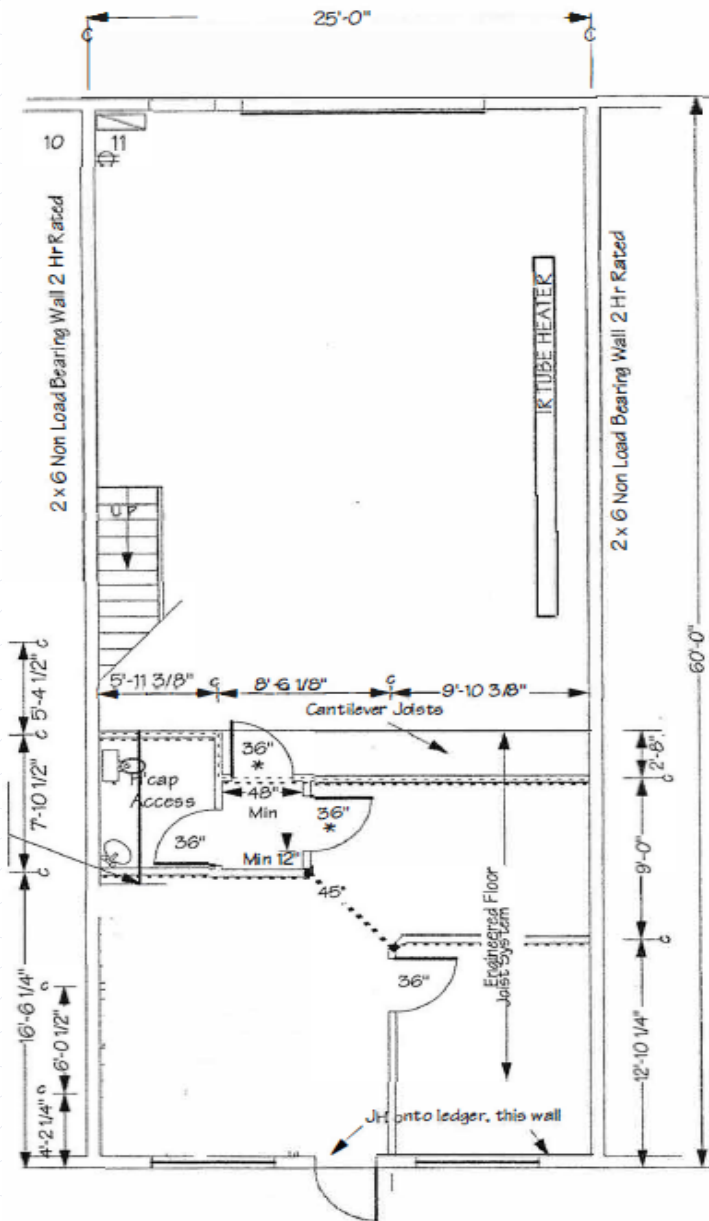
Sump

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

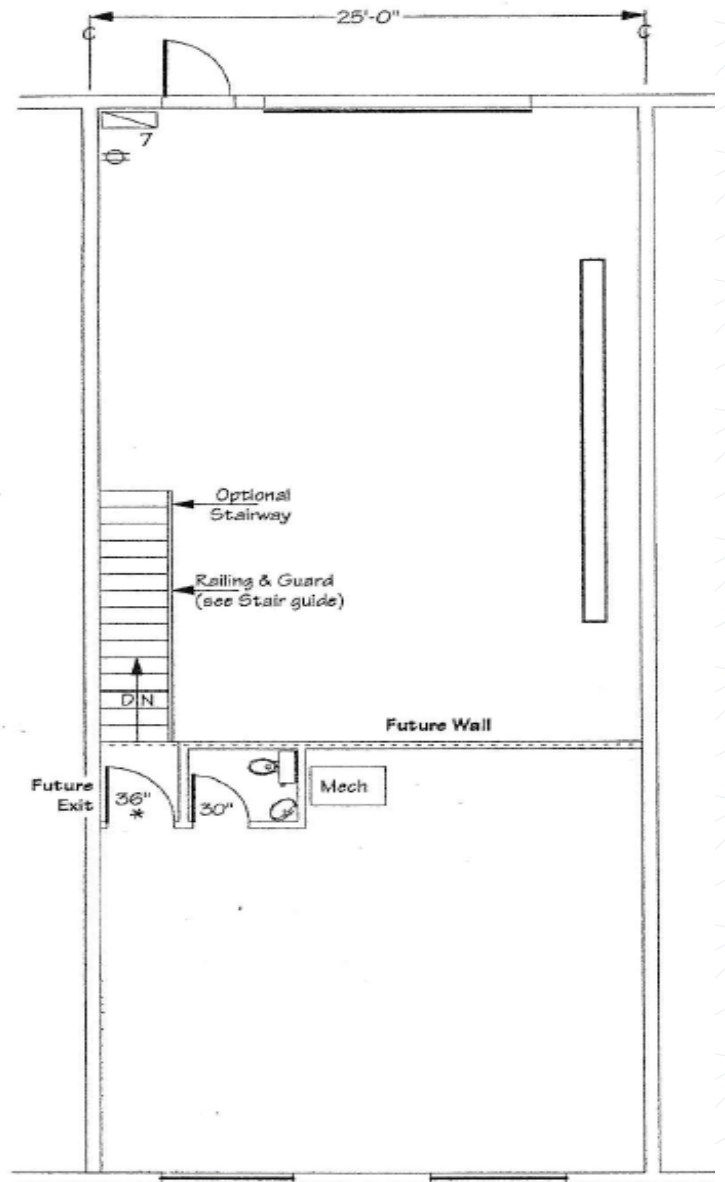


Floor Plan



Main Floor

1500sf
139.35sm



Second Floor

612.6 sf

Diagram may not be accurate





 **SUBJECT PROPERTY**

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