



WE ARE
COMMERCIAL

FOR LEASE
\$9.00/SF - 16,120 SF on 1.1 Acres
8045 EDGAR INDUSTRIAL CRESCENT



YOUR RE/MAX COMMERCIAL TEAM

Jeremy Makila
Senior Associate
403 373 7333
jeremy@remaxccrd.com

Cam Tomalty
Senior Associate
403 350 0075
cam@remaxccrd.com

Julie Ostrowski
Associate
403 877 3275
julie@remaxccrd.com

Donna Clark
Licensed Assistant
403 986 7777
assistant@remaxccrd.com

THE PROPERTY

8045 EDGAR INDUSTRIAL CRESCENT
EDGAR INDUSTRIAL PARK

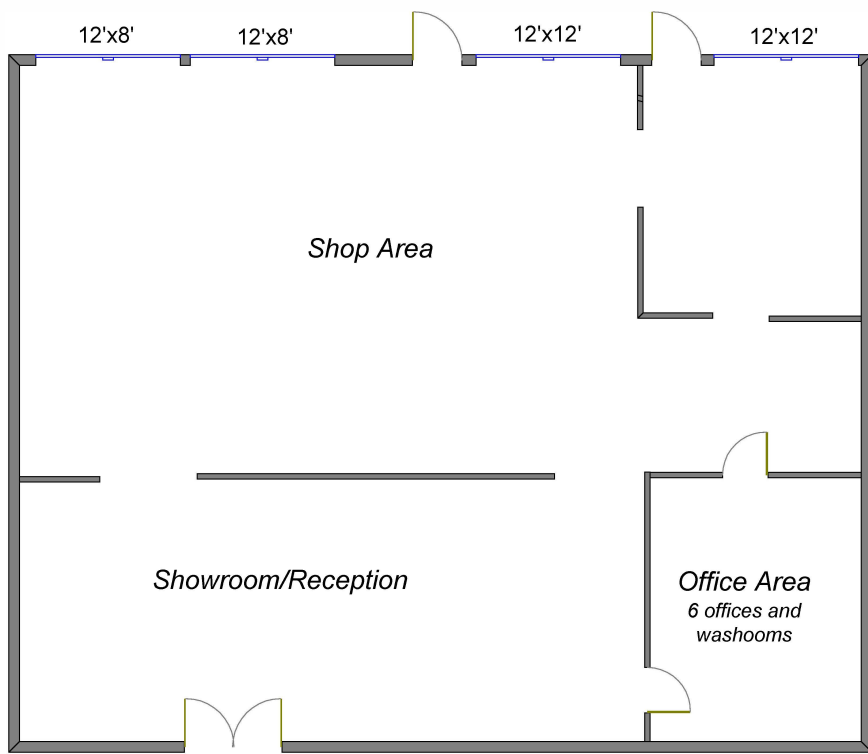
- **FOR LEASE** - +/- 16,120 SF stand alone industrial building on +/- 1.1 acres
- Open showroom with windows and natural light, 6 medium sized offices
- Open shop area with 2 12'x12' overhead doors, 2 12'x8' overhead doors and approximately 20' ceiling
- Paved front parking lot
- Fenced and partially paved yard

FINANCIALS

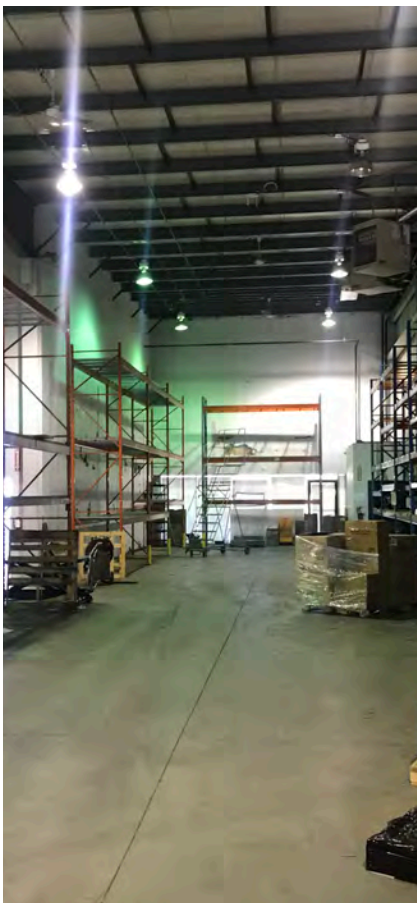
- Base rent is \$9.00/SF or \$12,090/month
- Operating costs are \$3.07/SF or \$4,124.03/month
- Total monthly rent is \$16,214.03



RE/MAX
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PROPERTIES



PROPERTY PHOTOS



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



INDUSTRIAL * RETAIL * LAND * MULTI FAMILY * INVESTMENTS * OFFICE

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RED DEER

**#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777**

www.reddeercommercial.com