

FOR LEASE / FOR SALE

8004 EDGAR INDUSTRIAL GREEN, RED DEER

RARE CROSS DECK FACILITY



LOCATION:

Edgar
Industrial Park



SPACE SIZE:

9,993 SF (Building)
1.90 Acres (Lot)



ZONING:

I1-Industrial
Business Service



SALE PRICE:

\$1,900,000.00
+Taxes & GST



LEASE RATE

\$15.00 Per
+NNN

PRESENTED BY

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THE PROPERTY

8004 EDGAR INDUSTRIAL GREEN

LARGE WELL MAINTAINED INDUSTRIAL FACILITY

9,993 SF well maintained commercial space located on 1.90 acres available for sale and for lease. This building has a rare cross-dock loading area as well as an additional at-tched warehouse situated on a fully fenced lot. This building includes:

- » **Easy access from QEII , Hwy 11 & Hwy 11A**
- » **Two access points**
- » **Minimal office space:**
 - Two private offices
 - Reception area
 - Storage Room
 - Washroom
- » **2,600 SF attached warehouse**
 - Two washrooms
 - Large office
 - Mezzanine
 - Two (12' x 14') drive in bays
- » **Ample yard space**
- » **Fully fenced perimeter**
- » **6,210 SF Cross loading dock warehouse**
 - (5) 8'x 8' Loading dock doors
 - (13) 8'x 10' Loading dock doors
 - (1) 12' x 14' Grade level with ramp
 - Washroom
- » **LED Lighting**
- » **300A; 120V power**
- » **18' ceiling height**
- » **21 overhead doors:**
 - (5) 8'x 8' Loading dock doors
 - (13) 8'x 10' Loading dock doors
 - (1) 12' x 14' Grade level with ramp
 - (2) 12' x 14' OH Drive in
- » **Trench sump drainage**

The property is listed for sale at \$1,900,000 and for lease at \$15.00 per SF. The estimated property tax for 2023 is \$22,109 and the operating cost is to be determined.



PROPERTY DETAILS & PHOTOS

PROPERTY DETAILS

| | |
|-------------------------|---|
| MUNICIPAL: | 8004 Edgar Ind Green, Red Deer |
| LEGAL LAND DESCRIPTION: | Plan:3479MC, Block:38, Lot:15A |
| TOTAL AREA: | Total Sizes of properti Building = 9,993 Square Feet Cross dock = 138' x 45' Warehouse = 56' x 50' Office = 20' x 45' Lot Size = 1.90 Acres |
| ZONING: | I1 - Industrial Bus service District |
| YEAR BUILT: | 1997 |
| PARKING: | Gravel yard |

FINANCIAL DETAILS

FOR SALE

SALE PRICE: **\$1,900,000.00**

TAXES: **\$22,109 for 2023**

** Tenant is responsible for GST

FOR LEASE

LEASE PRICE: **\$15.00 PSF/ \$12,491.25 Monthly**

NNN COST: **TBD**

TOTAL: **= TBD**

** Tenant is responsible for GST

PROPERTY TOUR



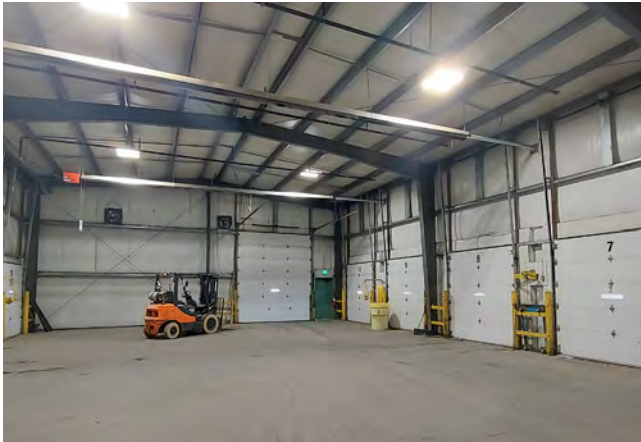
PROPERTY FLOOR PLAN & AMENITIES

8004 EDGAR INDUSTRIAL GREEN



PROPERTY PHOTOS

Office / Cross Dock Loading Area

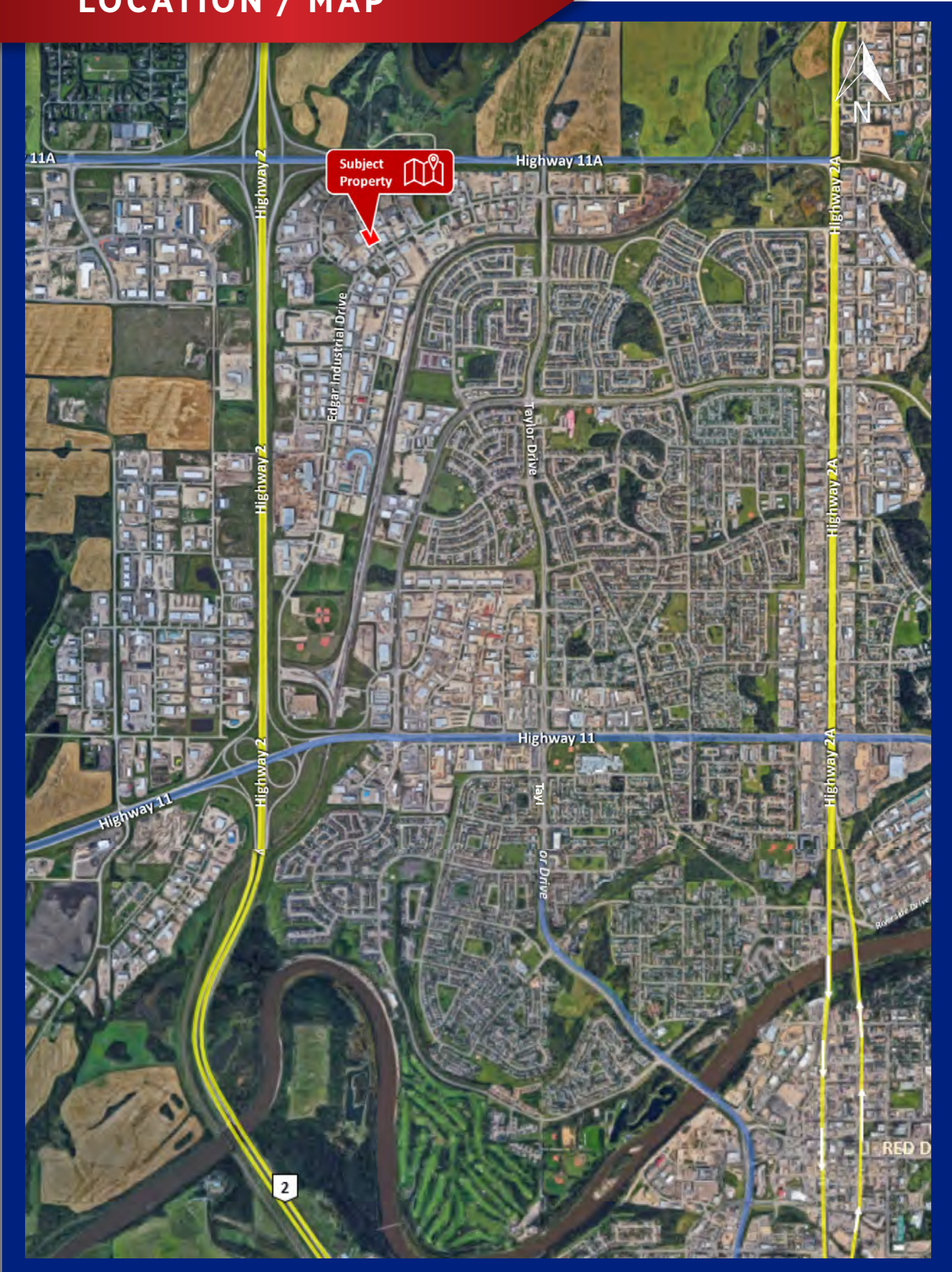


MORE PROPERTY PHOTOS

Additional Warehouse and Yard



LOCATION / MAP



403.986.7777



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RE/MAX
COMMERCIAL
PROPERTIES

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



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