

INDUSTRIAL WITH HIGHWAY FRONTAGE
FOR SALE & LEASE

8014 Edgar Industrial Crescent, Red Deer



LOCATION:

Edgar
Industrial Park



PROPERTY SIZE:

22,557.9 Sq Ft
4.5 Acres



ZONING:

I-1 - Industrial
Business Service



LEASE PRICE:

\$13.00 PSF
NNN: \$3.72 PSF



SALE PRICE:

\$4,250,000.00
+ Taxes

PRESENTED BY

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THE PROPERTY

8014 EDGAR INDUSTRIAL CRESCENT

WELL MAINTAINED INDUSTRIAL SHOP FOR SALE OR LEASE

22,557.9 SF industrial building situated on 4.5 Acres of land in Edgar Industrial Park. This property includes:

- » **11,742.3 SF of office space over 2 floors:**
 - Large Reception Area
 - 18 Private Offices
 - Washrooms on Both Floors
 - Parts/Dispatch Room
 - Boardroom
 - Staff Lunchroom
 - Storage Room & Utility Room
- » **10,815.6 SF of shop space contains:**
 - 5 Drive-Thru Bays
 - 10 - 16' x 16' Overhead Doors
 - 1 - 12-Ton Overhead Crane in Bay 3
 - Man Trench in Bay 5
- » **Excellent visibility from HWY2**
- » **4.5 Acres**
- » **Easy access to Highway 2 & 11A**
- » **Zoning = I1 - Industrial Business**
- » **Fully paved lot**
- » **Ample parking available**

Additional Rent is estimated at \$3.72 per SF for the 2025 budget year.



PROPERTY DETAILS

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MUNICIPAL:	8014 Edgar Industrial Crescent, Red Deer, AB, T4P 3R3
LEGAL LAND DESCRIPTION:	Plan 1124098 Block 1 Lot 18C
TOTAL SIZE:	Total Size of Building & Yard SF of Building = 22,557.9 SF Size of Property = 4.5 Acres
YEAR BUILT:	2000
ZONING:	I1 - Industrial Business Service
PARKING:	Ample parking available.

FINANCIAL DETAILS

FOR LEASE

LEASE PRICE:	\$13.00 PSF / \$24,437.73 Monthly
NNN:	\$3.72 PSF / \$6,992.95 Monthly
TOTAL:	\$31,430.68 Monthly

*Plus GST

FOR SALE

SALE PRICE:	\$4,250,000.00
TAXES:	\$74,824.39 for 2025

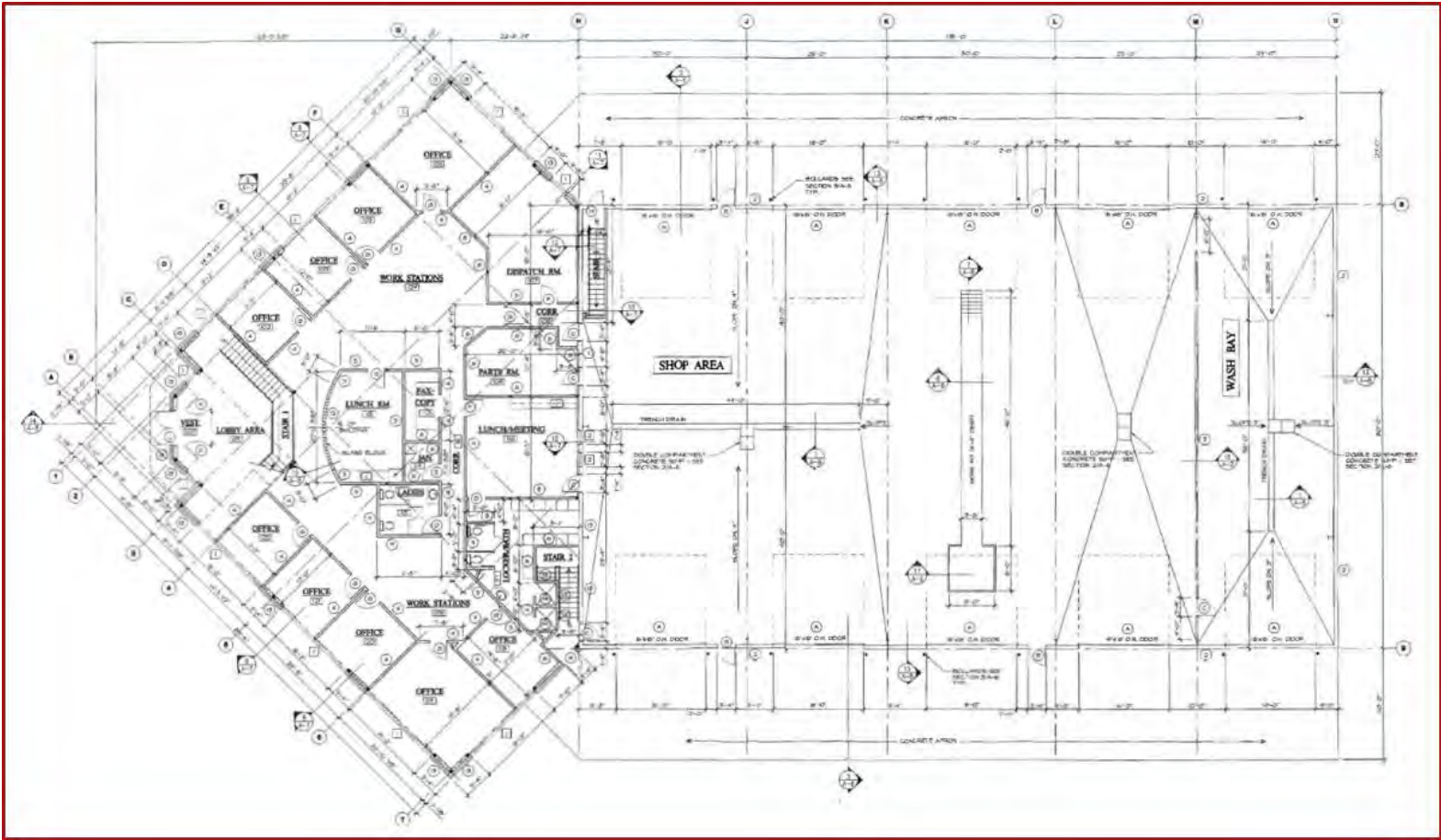
*Plus GST

PROPERTY TOUR

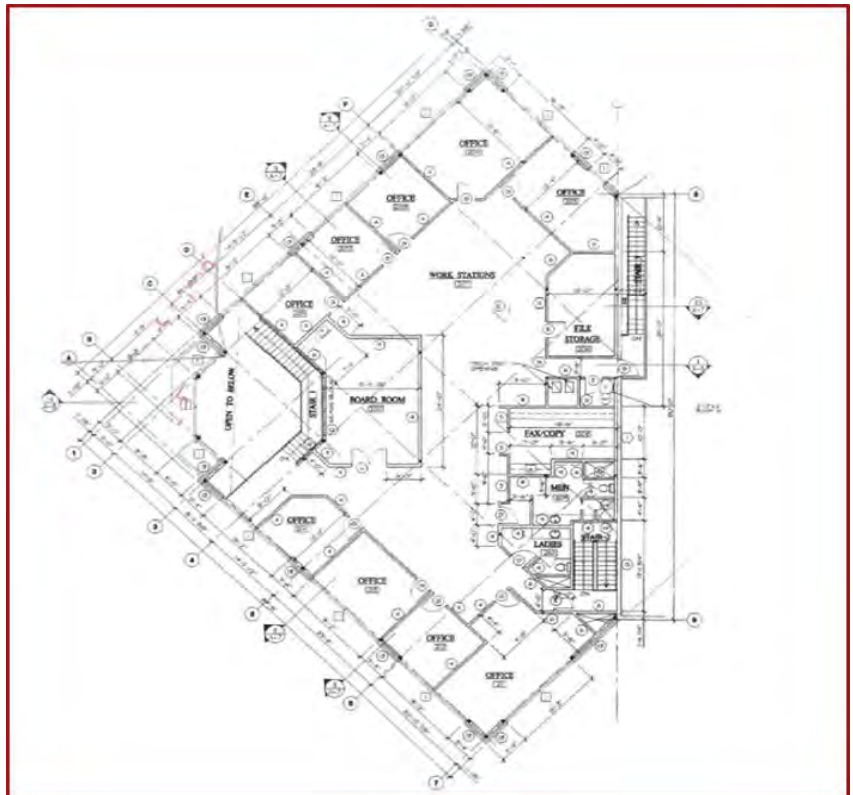


PROPERTY FLOOR PLAN & PHOTOS

Main Floor:



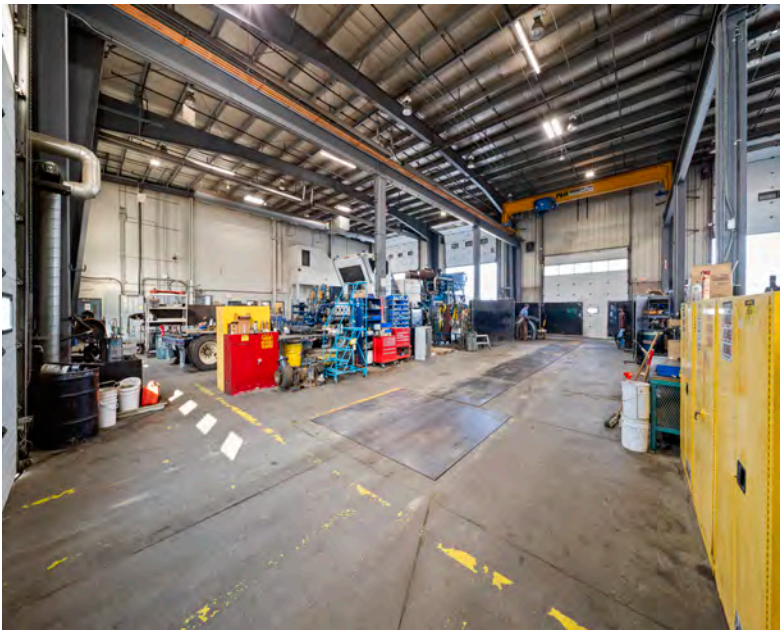
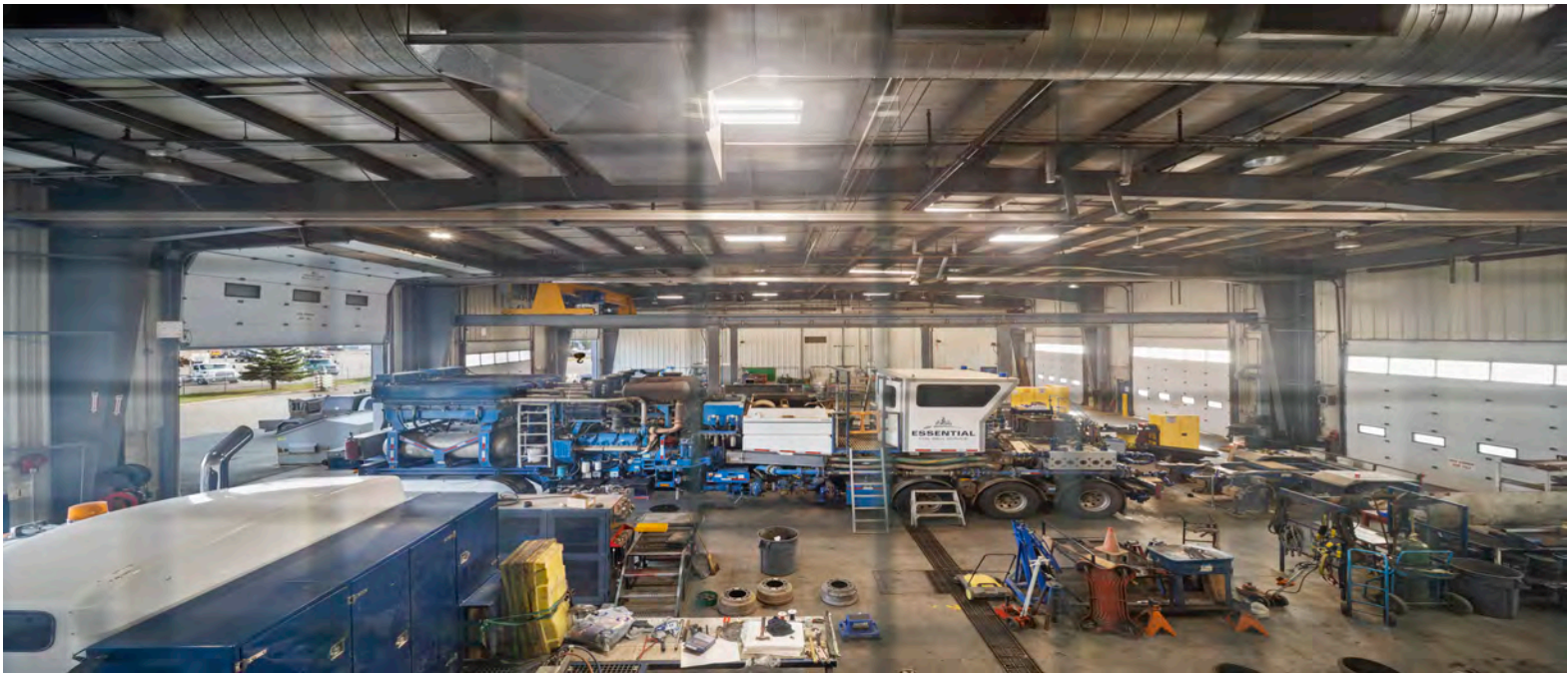
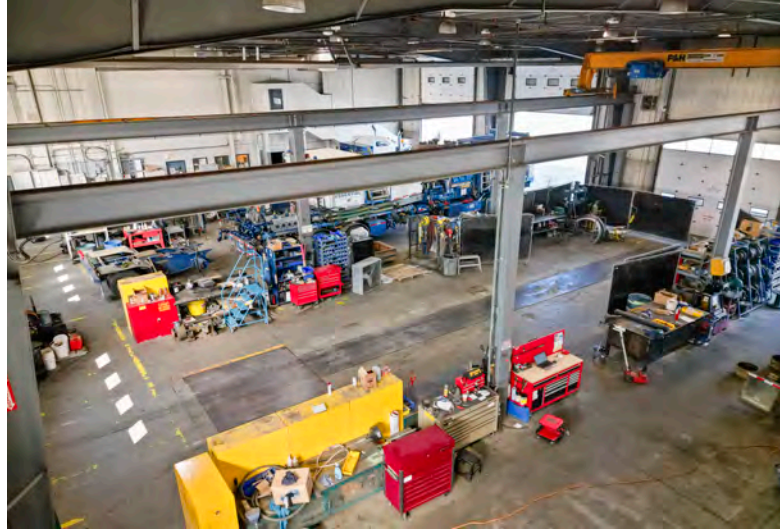
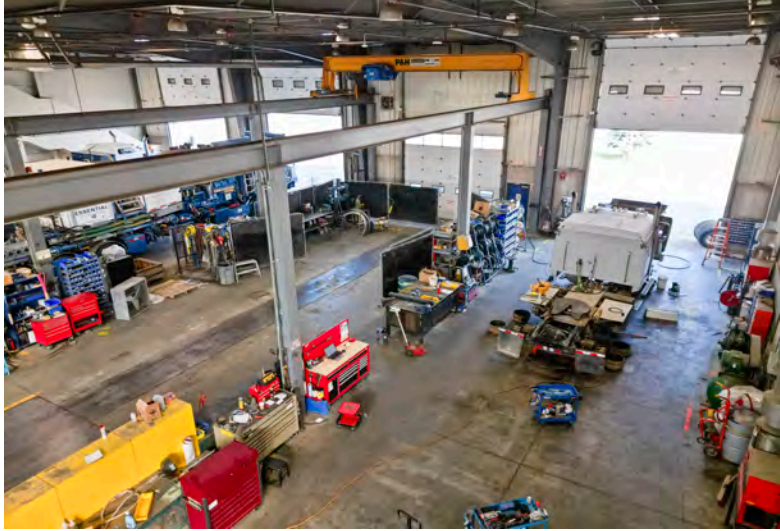
Second Floor:



MORE PROPERTY PHOTOS



MORE PROPERTY PHOTOS



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



YOUR RE/MAX COMMERCIAL TEAM

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