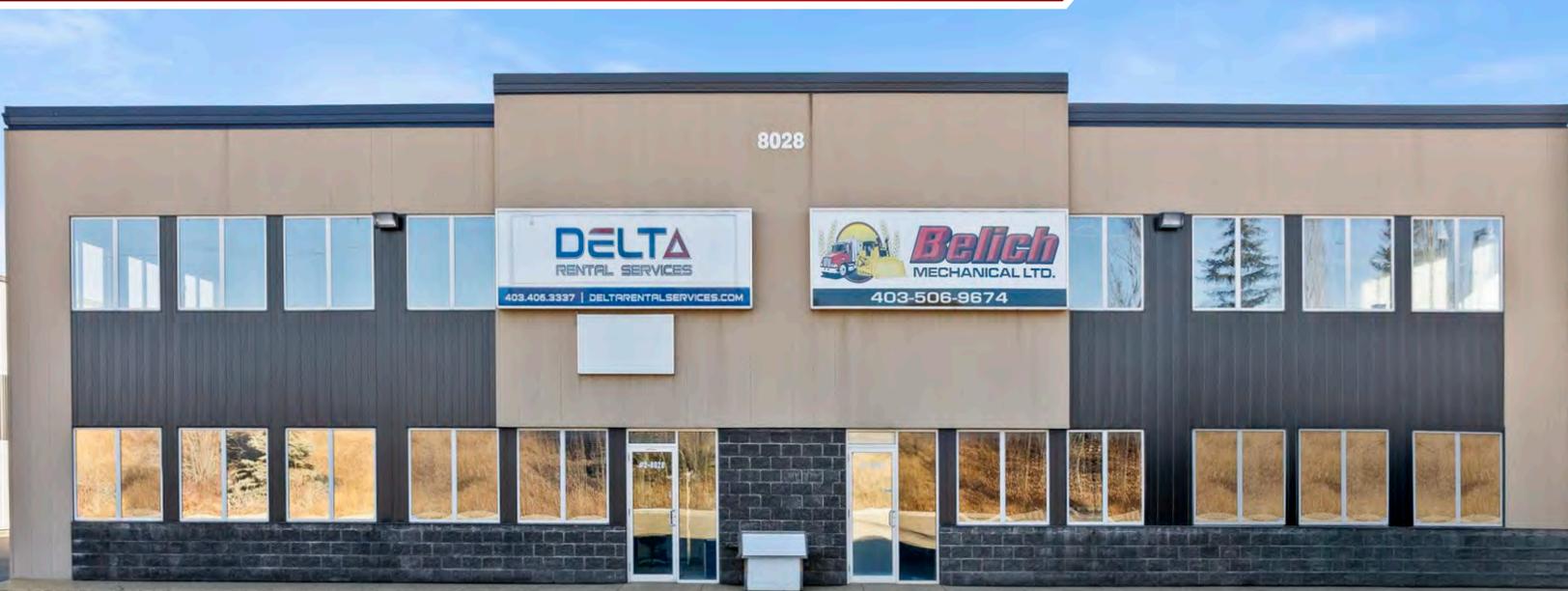


INDUSTRIAL WITH HIGHWAY FRONTAGE

FOR SALE & LEASE

Units 10 & 20, 8028 Edgar Industrial Crescent, Red Deer



LOCATION:

Edgar
Industrial Park



PROPERTY SIZE:

10,718 Sq. Ft.
1.28 Acres



ZONING:

I-1 - Industrial
Business Service



LEASE PRICE:

\$12.00 PSF
NNN: \$3.70 PSF



SALE PRICE:

\$1,650,000.00
+ GST

PRESENTED BY

CAM TOMALTY

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WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

8028 EDGAR INDUSTRIAL CRESCENT

WELL MAINTAINED INDUSTRIAL SHOP FOR SALE OR LEASE

10,718 SF industrial building situated on 1.28 Acres of land in Edgar Industrial Park. This property includes:

- » **Unit 10 - 5,359 SF:**
 - Open Storage/Office Area
 - One Washroom
 - 4,599 SF Shop
 - (2) 14' x 16' Overhead Doors
 - ±720 SF Mezzanine
- » **Unit 20 - 5,359 SF:**
 - Reception Area
 - One Office
 - Staff Lunchroom
 - Two Washrooms
 - 4,568 SF Shop
 - (2) 14' x 16' Overhead Doors
 - ±720 SF Mezzanine
- » **Excellent visibility & easy access from Highway 2 (QEII) & 11A**
- » **1.28 Acres**
- » **Zoning = I1 - Industrial Business**
- » **Fully fenced, graveled yard**
- » **Ample paved parking on site**

This property is listed for sale as a whole but could be leased as two separate units. Additional Rent is estimated at \$3.70 per SF for the 2025 budget year.



PROPERTY DETAILS

PROPERTY DETAILS

MUNICIPAL:	Units 10 & 20, 8028 Edgar Industrial Crescent, Red Deer
LEGAL LAND DESCRIPTION:	Condominium Plan 0723961 Units 1 & 2
TOTAL SIZE:	Total Size of Building & Yard SF of Building = 10,718 SF Size of Property = 1.28 Acres
YEAR BUILT:	2006
ZONING:	I1 - Industrial Business Service
PARKING:	Ample parking available.

FINANCIAL DETAILS

FOR LEASE

LEASE RATE:	\$12.00 PSF / \$10,718.00 Monthly
NNN:	\$3.70 PSF / \$3,304.72 Monthly
TOTAL:	\$14,022.72 Monthly

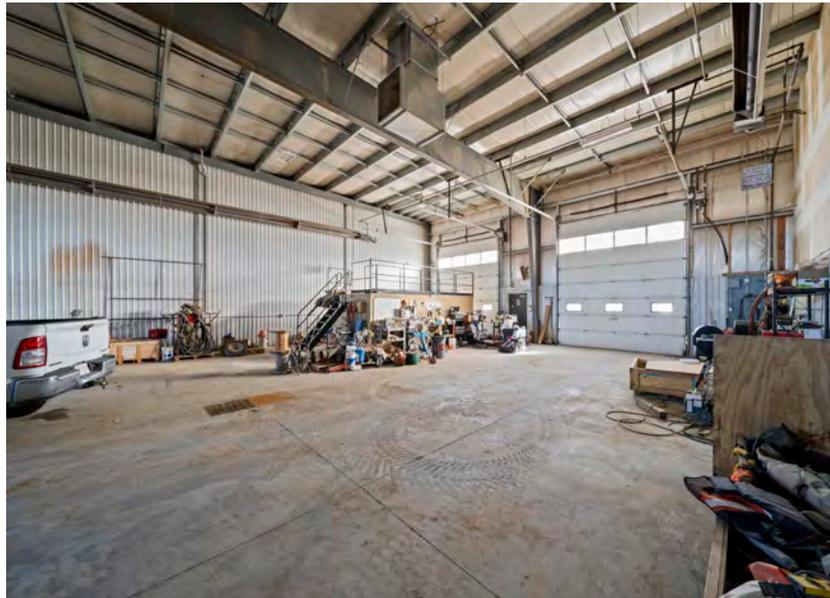
*Plus GST

FOR SALE

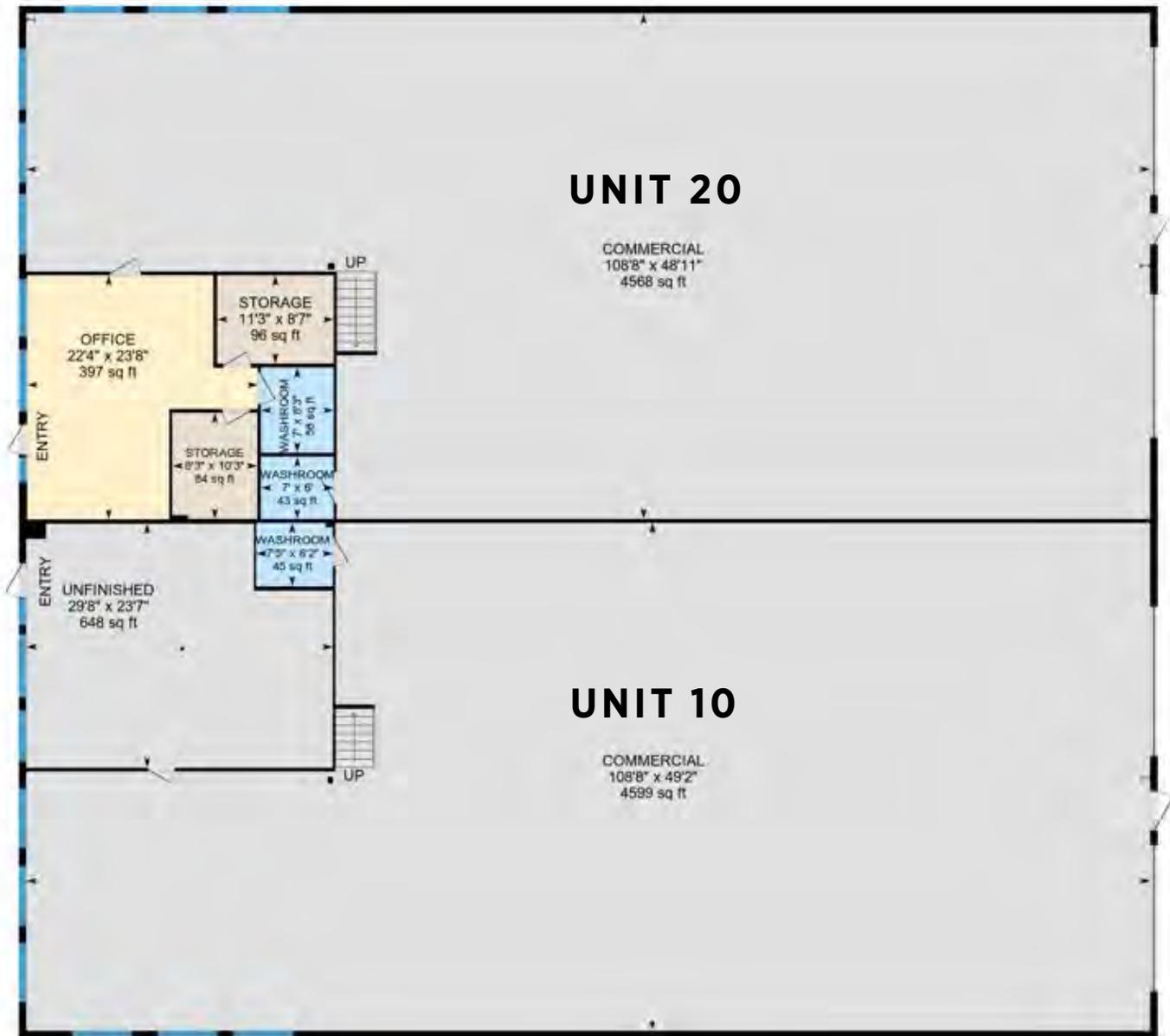
SALE PRICE:	\$1,650,000.00
TAXES:	\$34,124.88 (2025)

*Plus GST

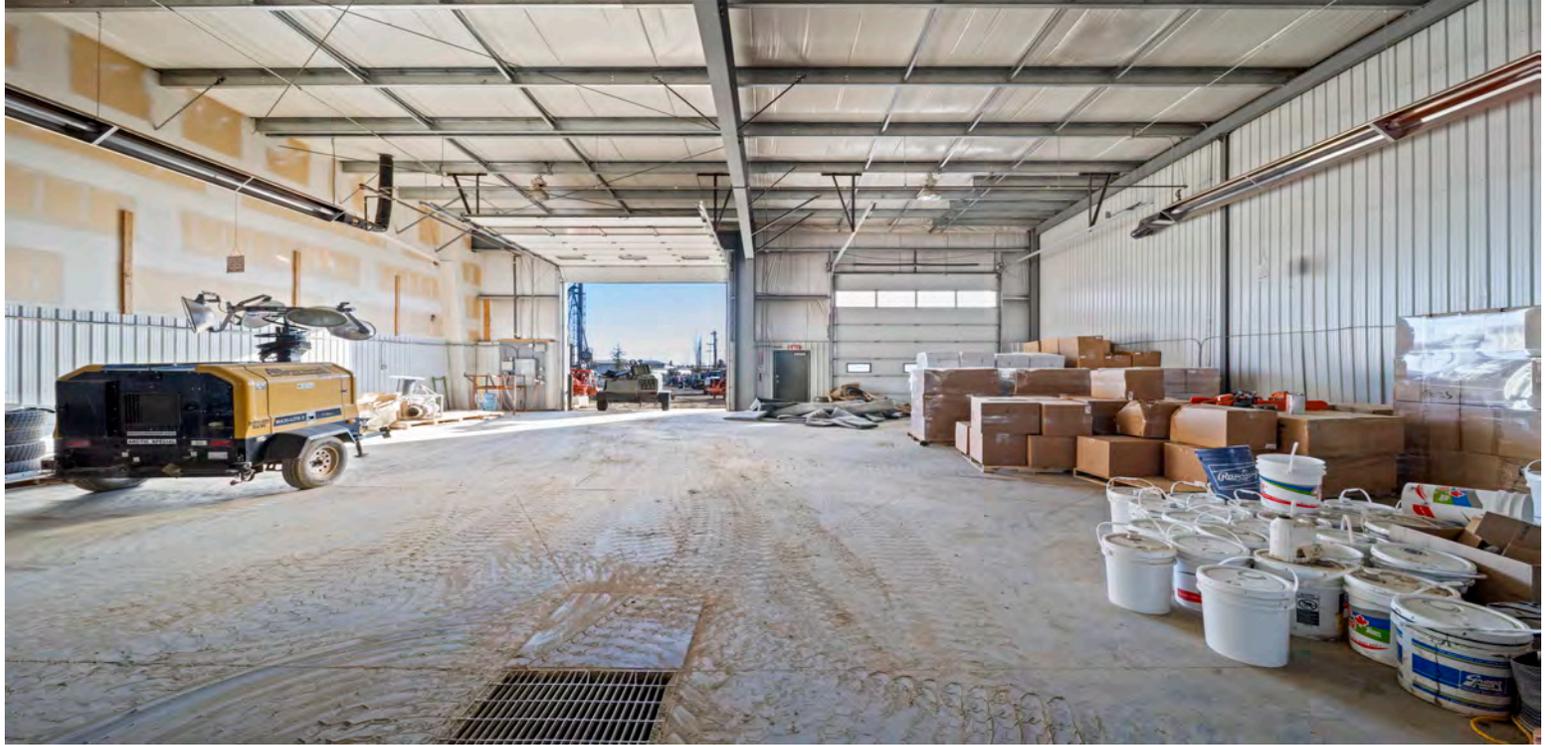
PROPERTY TOUR



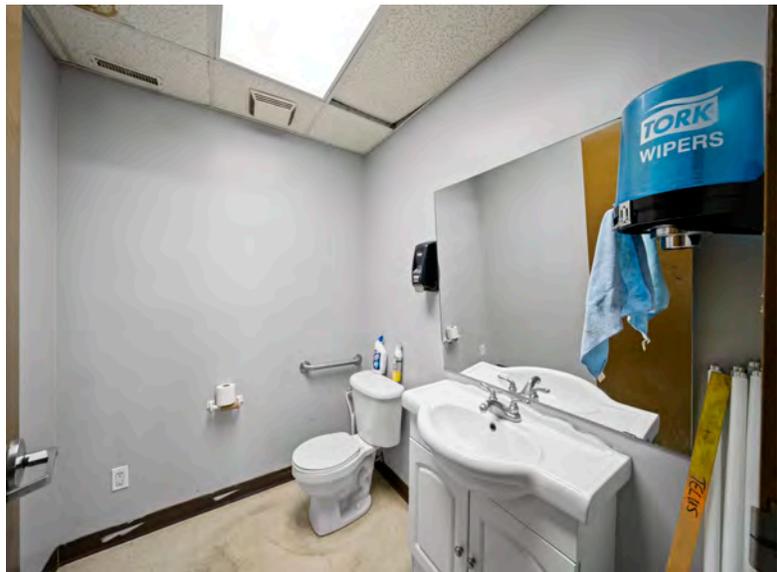
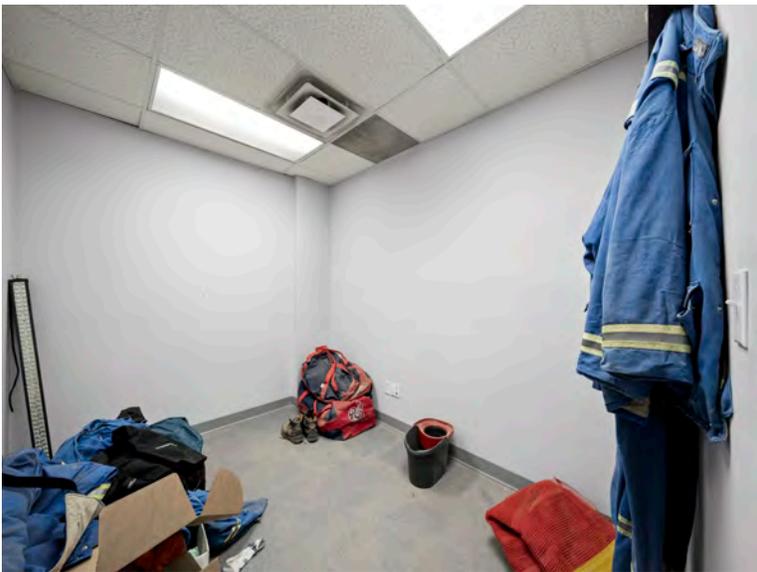
PROPERTY FLOOR PLAN & PHOTOS



UNIT 10 PHOTOS



UNIT 20 PHOTOS



MORE UNIT 20 PHOTOS



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YOUR RE/MAX COMMERCIAL TEAM

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