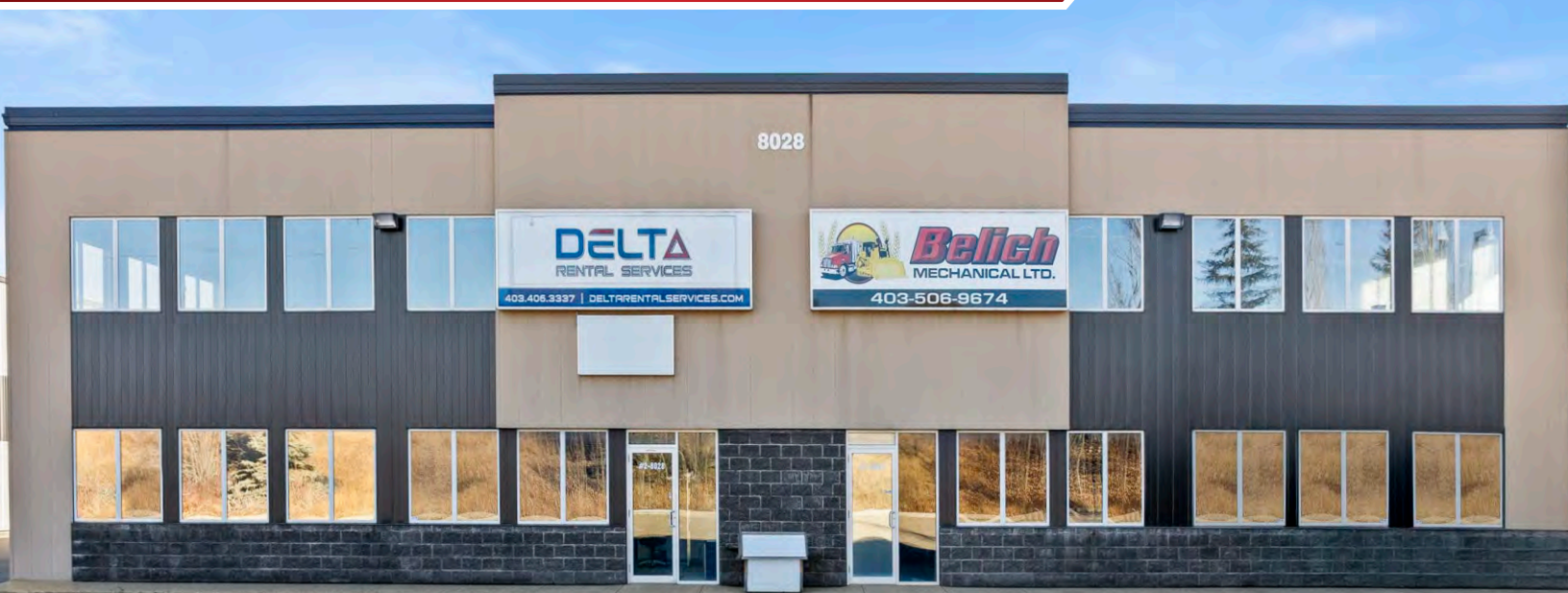


INDUSTRIAL WITH HIGHWAY FRONTAGE

# 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:**

\$10.00 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

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

## FINANCIAL DETAILS

### FOR LEASE

<b>LEASE RATE:</b>	<b>\$10.00 PSF / \$8,931.67 Monthly</b>
<b>NNN:</b>	<b>\$3.70 PSF / \$3,304.72 Monthly</b>
<b>TOTAL:</b>	<b>\$12,236.39 Monthly</b>

\*Plus GST

\*Introductory lease rate is for the first year of a long term lease to a qualified Tenant with escalations.

### FOR SALE

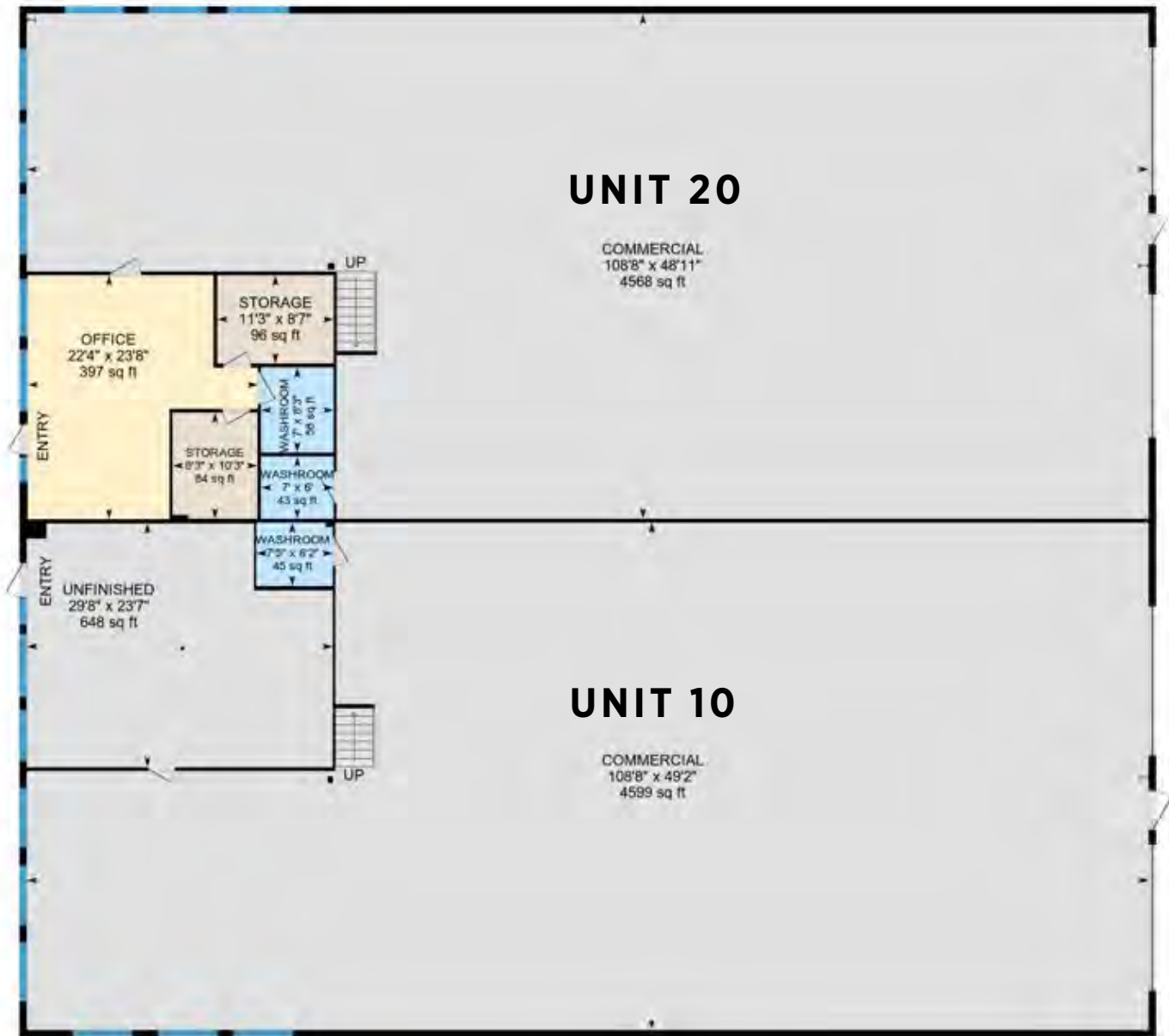
<b>SALE PRICE:</b>	<b>\$1,650,000.00</b>
<b>TAXES:</b>	<b>\$34,124.88 (2025)</b>

\*Plus GST

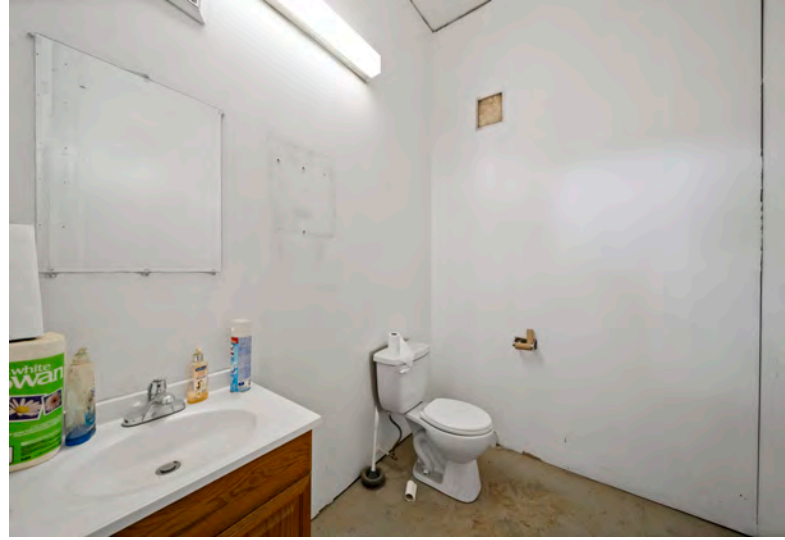
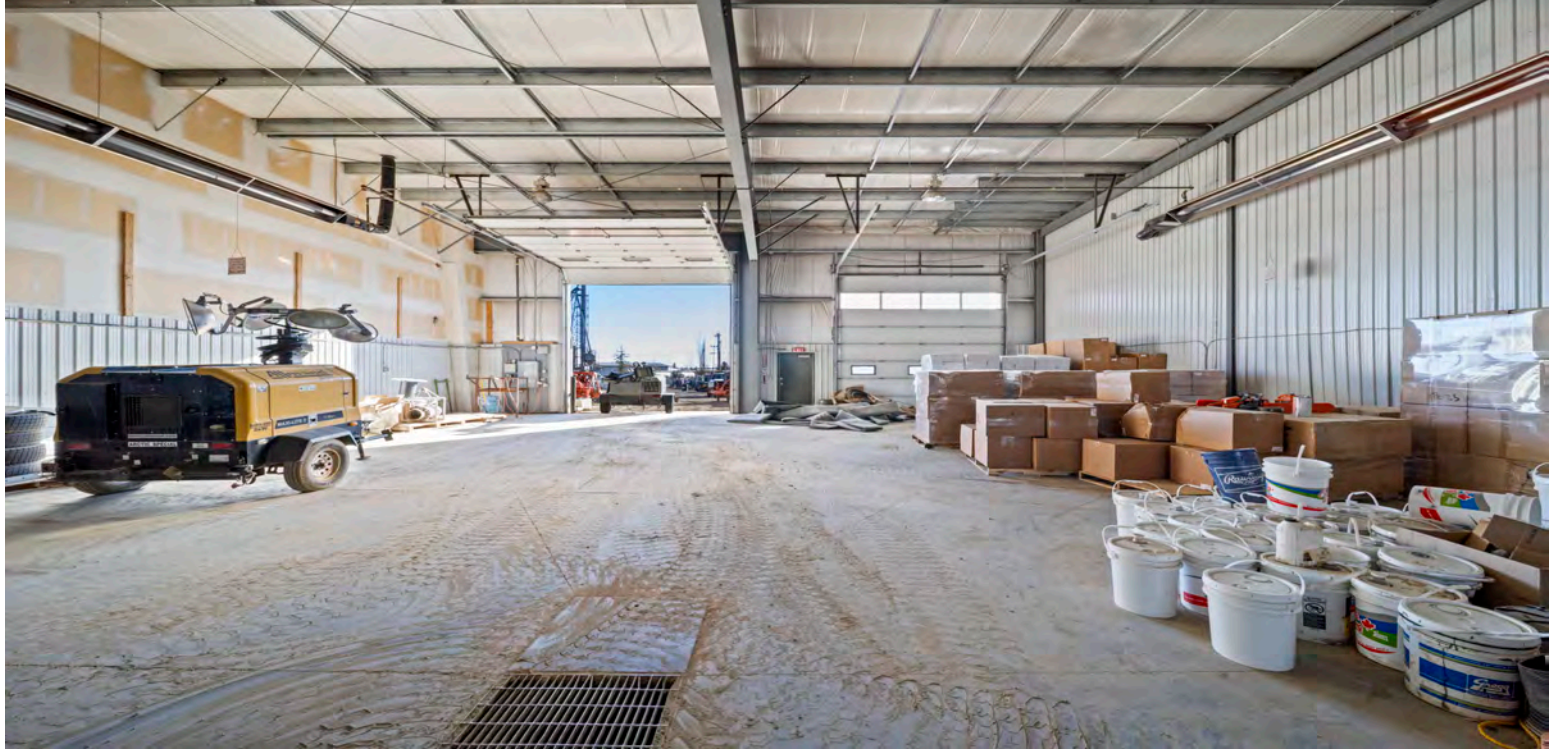


**PROPERTY TOUR** 

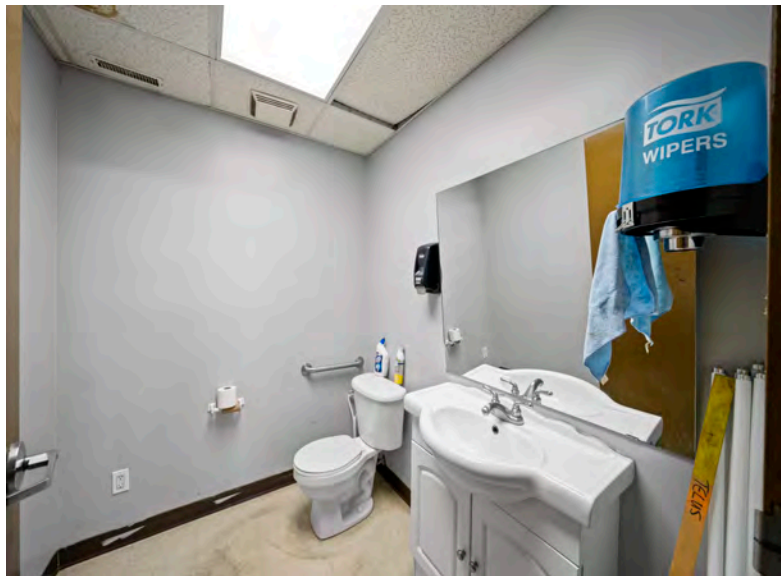
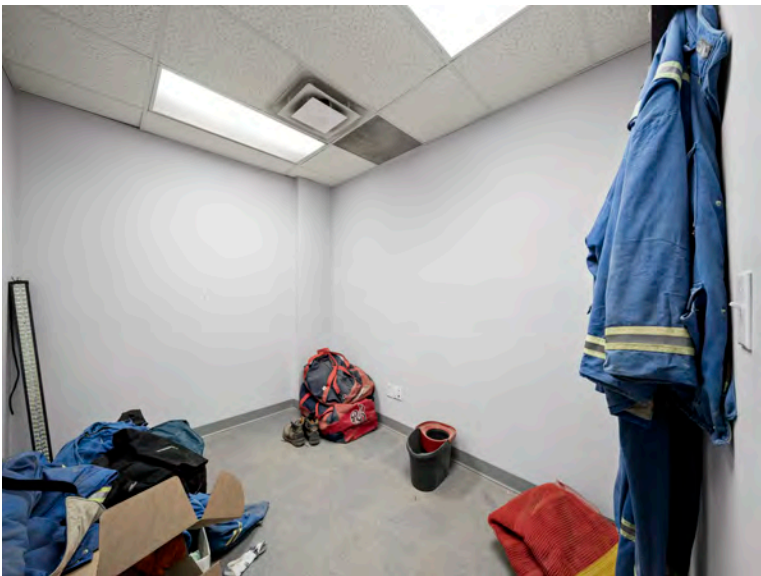
# PROPERTY FLOOR PLAN & PHOTOS



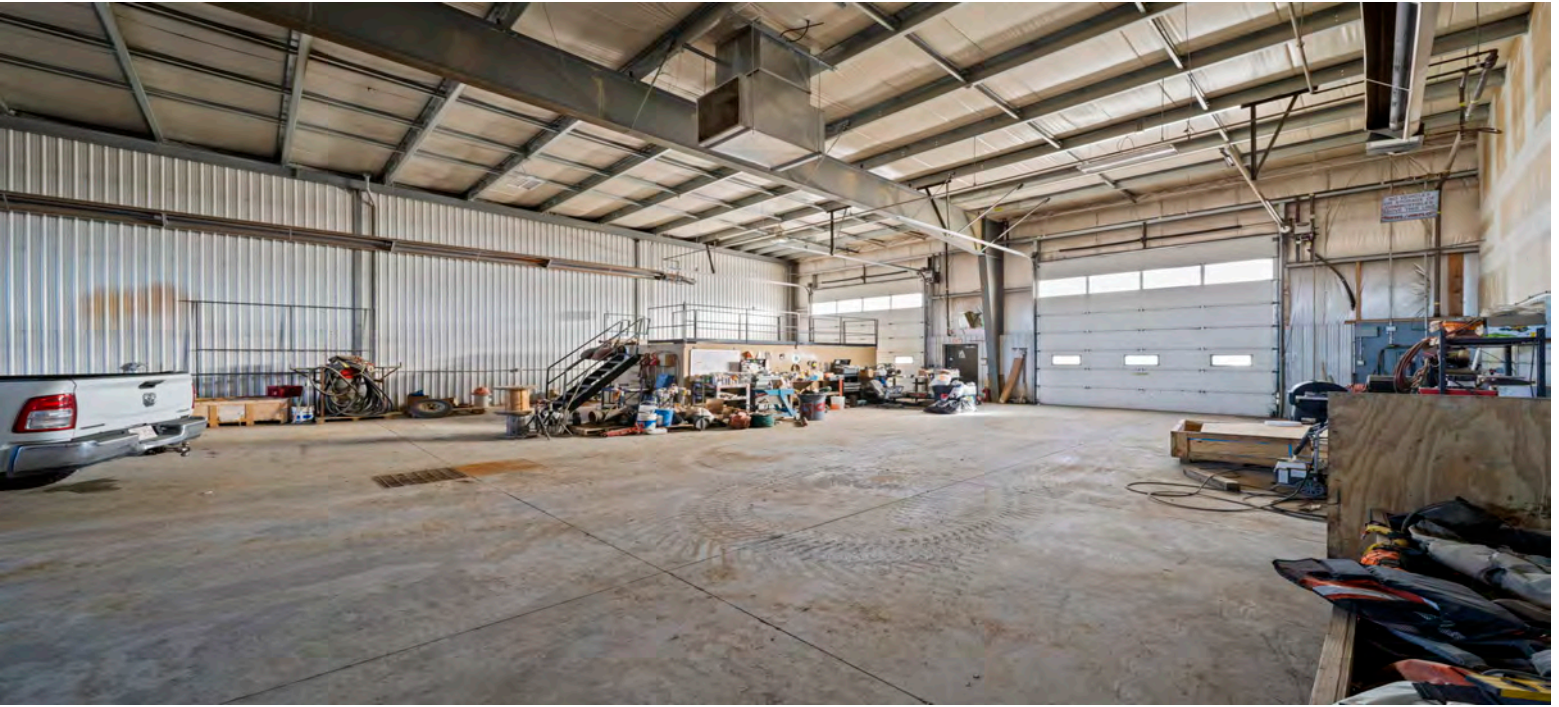
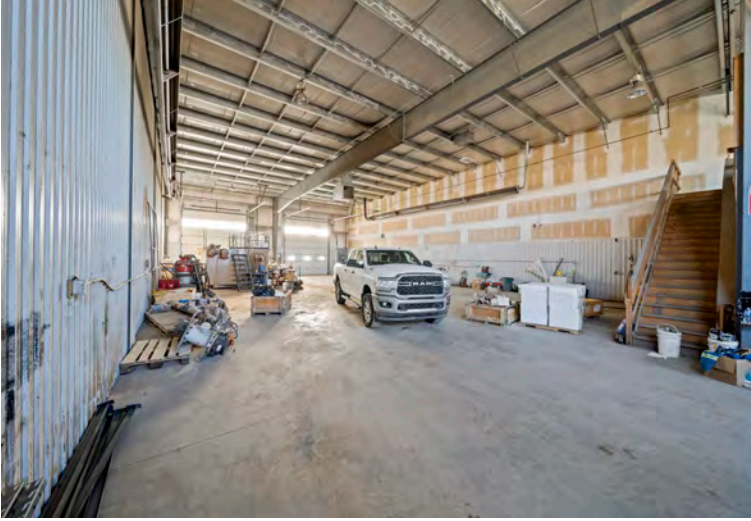
# UNIT 10 PHOTOS



# UNIT 20 PHOTOS



# MORE UNIT 20 PHOTOS



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

**REMAX**  
**COMMERCIAL**  
**PROPERTIES**

**YOUR RE/MAX COMMERCIAL TEAM**

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