



# FOR SALE

## Multi-Tenant Industrial Building and Land Edgar Industrial Park in Red Deer, AB

### Shunda Building

### 7935 Edgar Industrial Drive



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson

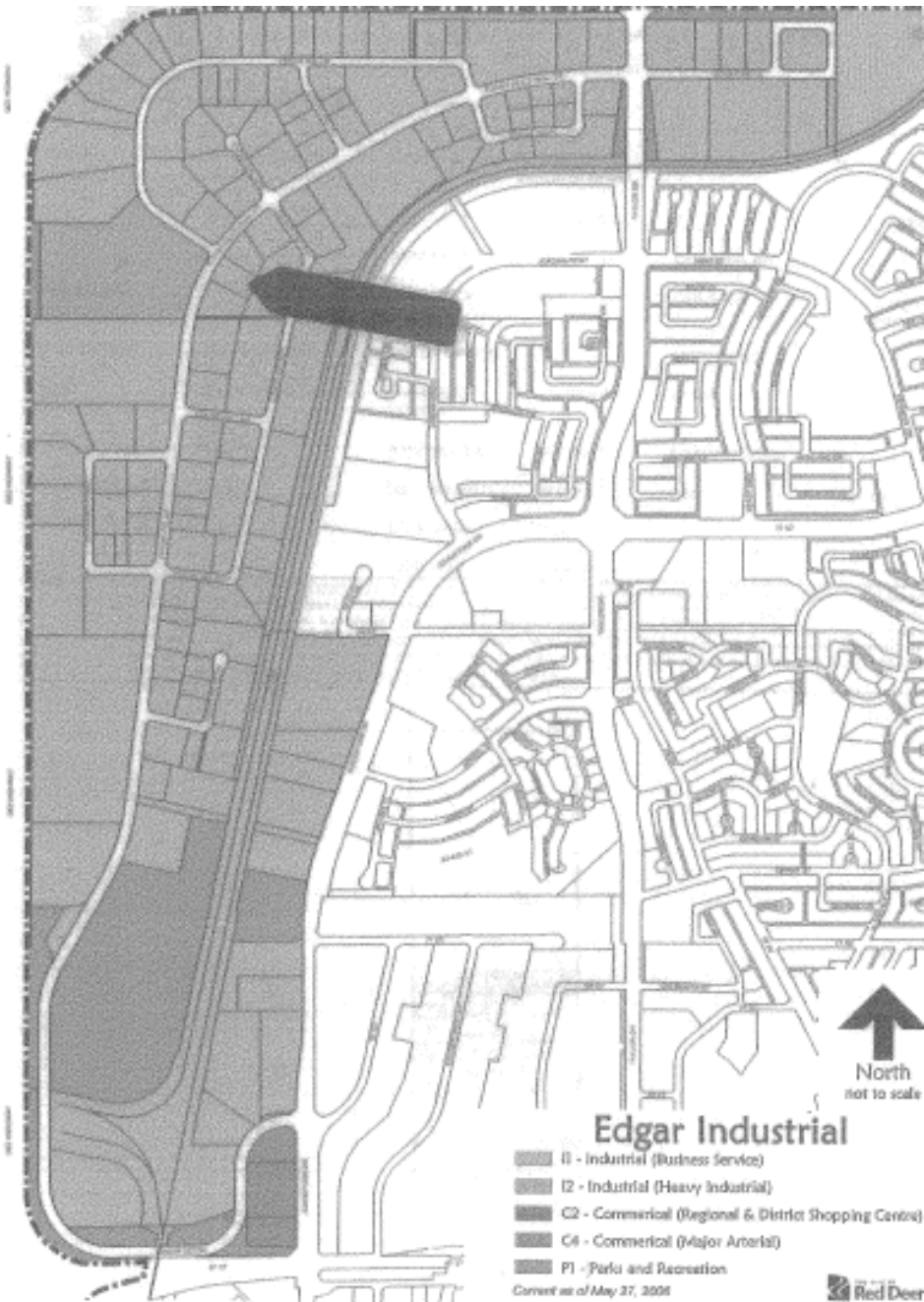


Century Centre, #203, 4807 – 50<sup>th</sup> Avenue, Red Deer, Alberta, T4N 4A5  
Phone: (403)346-6655 Fax: (403)341-7813 E-mail: [lloyd@canadacommercial.ca](mailto:lloyd@canadacommercial.ca)  
[www.commercialandsales.com](http://www.commercialandsales.com)

Advantage – Commercial is a Division of Century 21 - Advantage

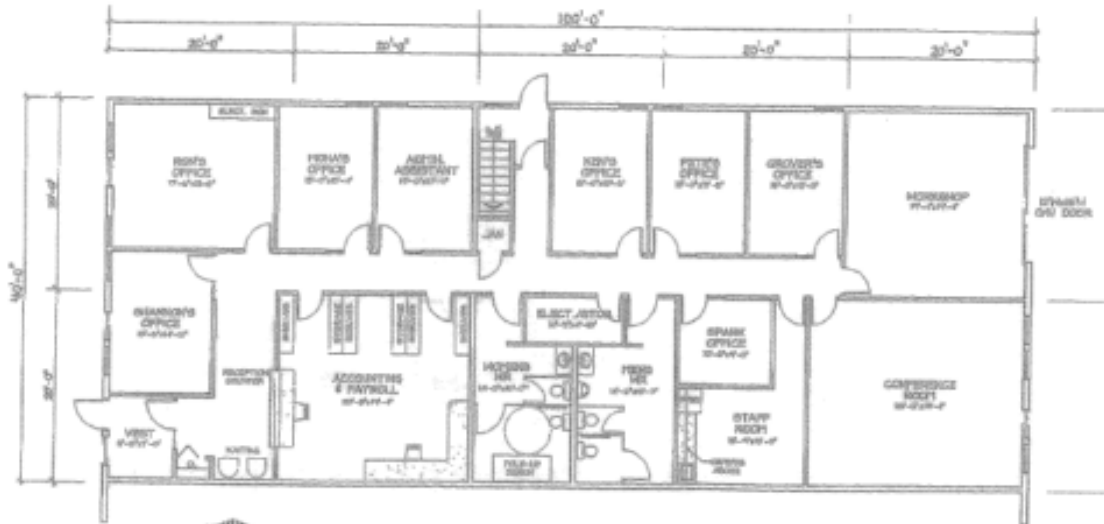
- MUNICIPAL:**
  - 7935 Edgar Industrial Drive Red Deer, AB
- LEGAL:**
  - Lot 5 Block 7 Plan 992-5809
- LAND:**
  - 1.79 Acres
  - Rear yard 90% paved and fenced
- BUILDING DESCRIPTION:**
  - 14,400sq.ft - Ground floor
  - 3,600sq.ft – Mezzanine (2,000sq.ft over Bay 1, 1,600sq.ft over Bay 3)
  - 17,000sq.ft
- TENANTS:**
  - Bay 3 – Apache Oilfield
  - 4,000sq.ft ground, 1,600sq.ft mezzanine all developed into offices
  - Lease until mid 2011
  - \$10.50/sq.ft Base (5,600sq.ft)
  - Bay 2 – Canadian Subsurface
  - 6,000sq.ft ground (drive-thru bays) plus 2,000sq.ft 2<sup>nd</sup> floor (above Bay 1)
  - Lease until November 2009 (will be vacating)
  - \$12.00/sq.ft Base (8,000sq.ft)
  - Bay 1 – Peridot Medical Inc.
  - 4,400sq.ft with approx 2,000sq.ft very nice office development and shop
  - \$11.50/sq.ft Base
  - Lease commences July 1/09, 2 year term with Option To Renew
- ANNUAL INCOME:**
  - Bay 1 Actual = \$50,600.00
  - Bay 2 Actual = \$96,000.00
  - Bay 3 Actual = \$58,800.00
  - Net Income = \$205,400.00
- GENERAL:**
  - This is an excellent building located in Edgar Industrial Park on the main road Edgar Industrial Drive
  - All office development is above average and in good repair
- ASK PRICE:**
  - **\$2,750,000.00**
  - **(\$161.76/sq.ft of developed area)**

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.



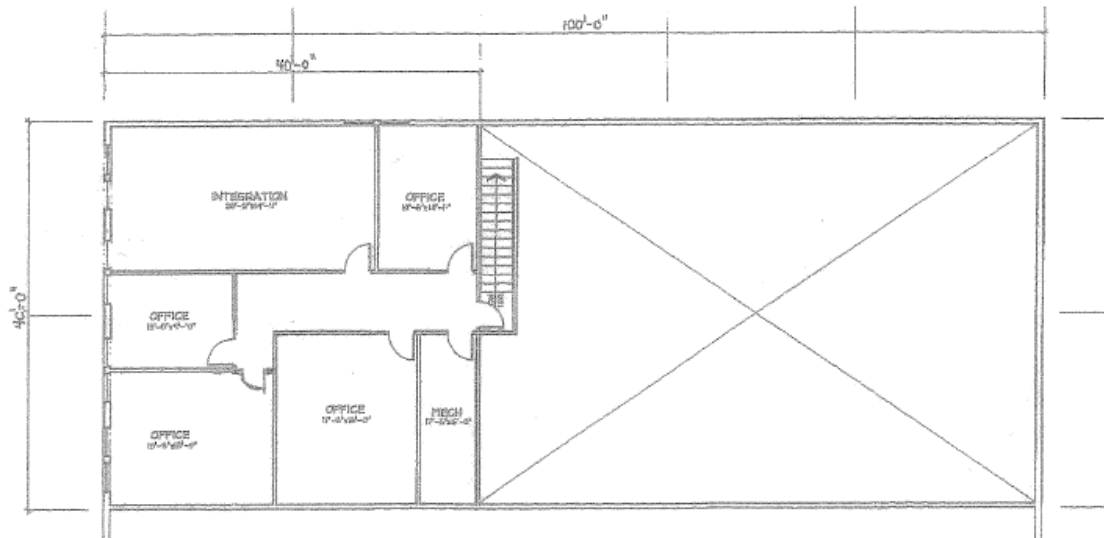
The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

# Bay #3



**MAIN FLOOR PLAN**  
1/16" = 1'-0"

PRELIMINARY MAIN FLOOR PLAN  
APACHE OIL DEVELOPMENT  
JOB # 201-073 DWG # P1E  
DATE: APRIL 08, 2001



**MEZZANINE FLOOR PLAN**  
1/16" = 1'-0"

PRELIMINARY MEZZANINE FLOOR PLAN  
APACHE OIL DEVELOPMENT  
JOB # 201-073 DWG # P1E  
DATE: APRIL 08, 2001

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

