



Units 3-4, 7421 Edgar Industrial Drive

±3,082 SF Industrial Condo For Lease

Blair McArthur

Vice President
blair.mcarthur@colliers.com
+1 403 391 0669

Accelerating success.



CMN Calgary Inc.

Property Details

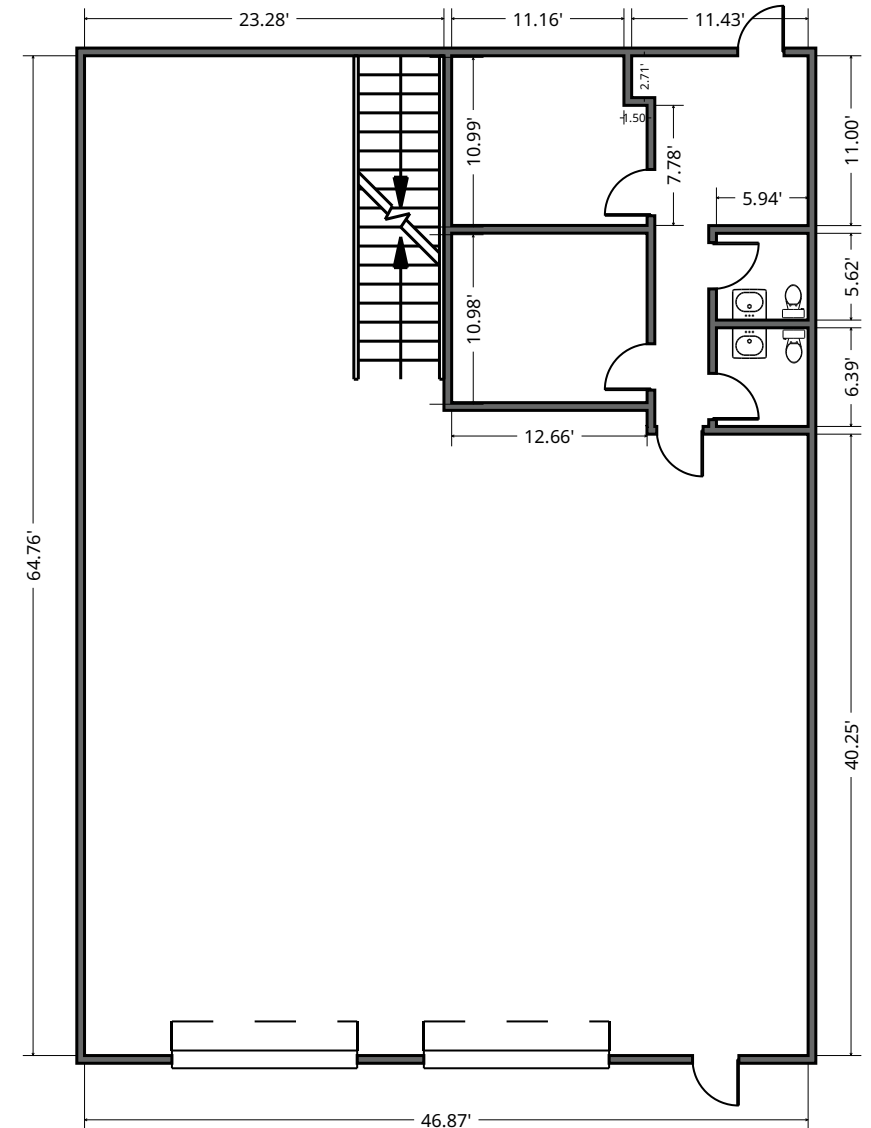
Units 3-4

District	Edgar Industrial Park
Zoning	I1 - Industrial (Business Service)
Year Built	2001
Total Area	± 3,082 SF
Ceiling Height	18' Clear
Lighting	LED
Loading	(2) Drive-in 12' x 14'
HVAC	Shop: Radiant Tube Office: Forced Air, AC
Lease Rate	\$13.00
Condo Fees	\$545.70/month
Sale Price	\$550,000.00 (\$178.46 PSF)
Operating Cost	\$5.00 (est. 2026.) TBV
Available	Immediately

Property Features

- Shared graveled secured yard
- Paved parking in front
- (2) Private offices, washrooms, reception area, kitchenette, and storage mezzanine

Floor Plan



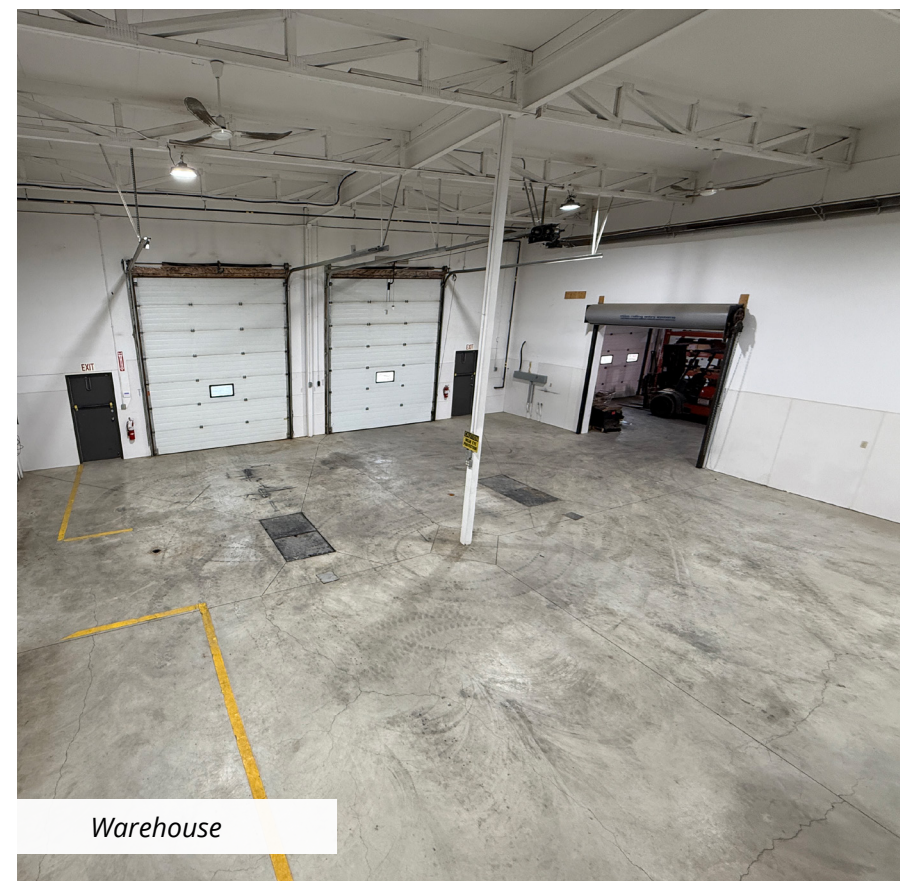
*floorplan may not be exactly as shown



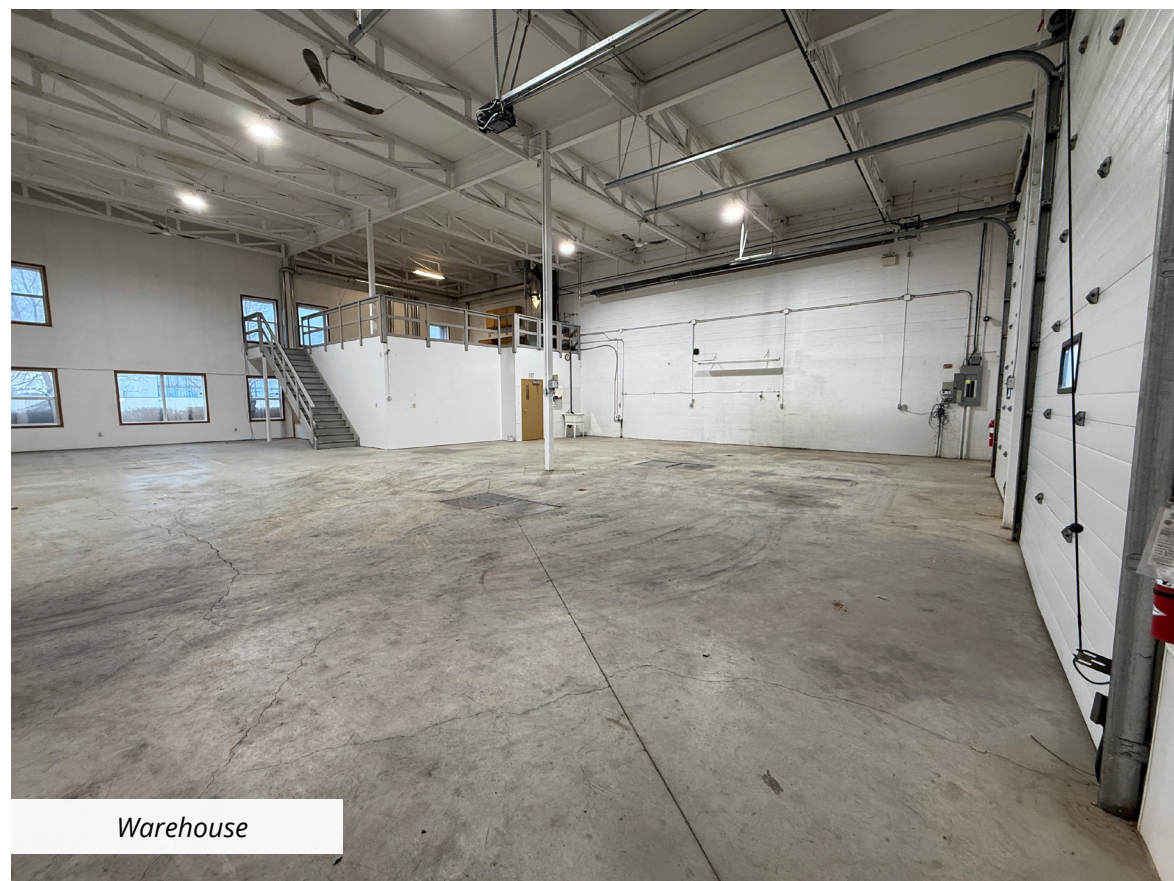
Reception



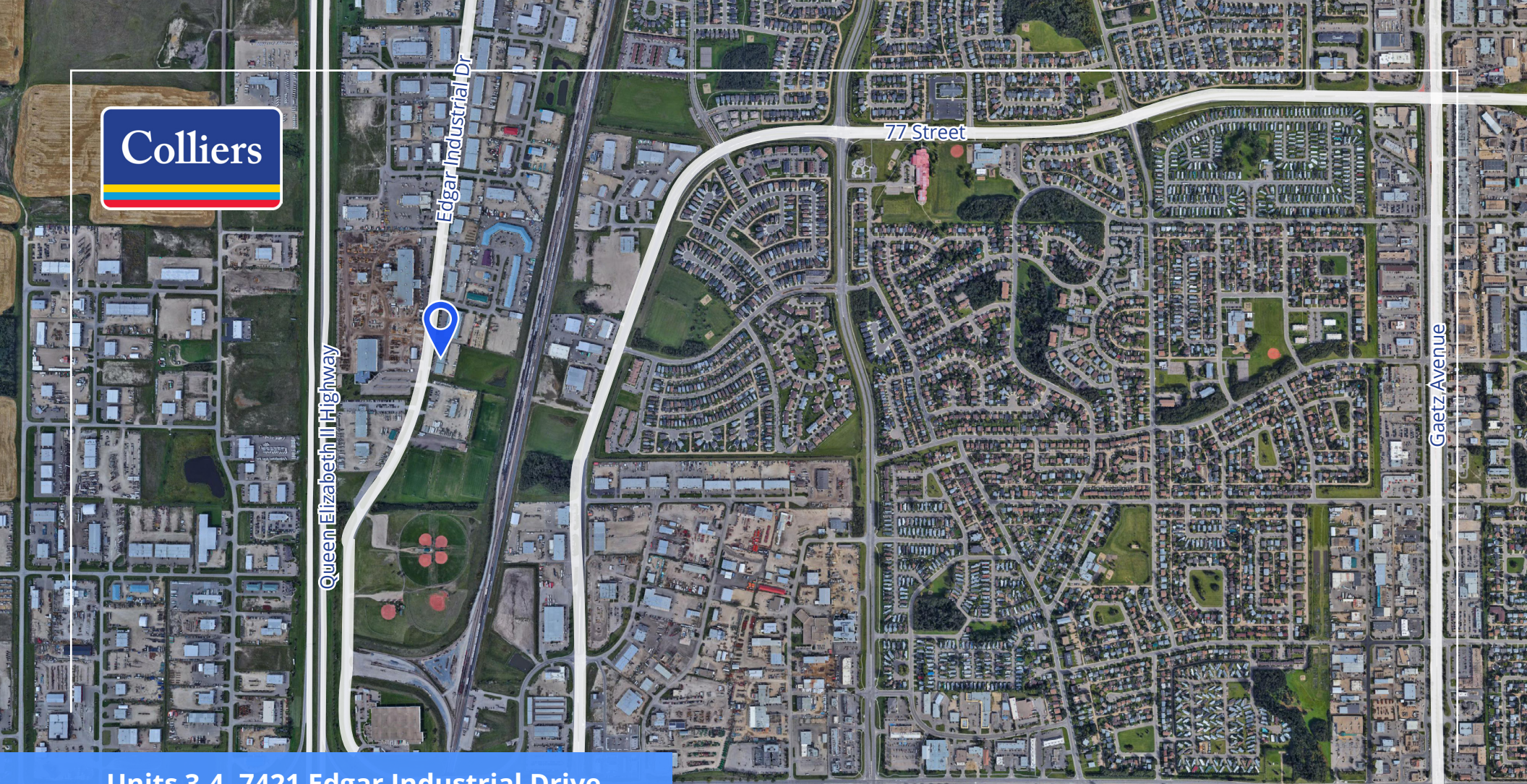
Typical Office



Warehouse



Warehouse



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