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8014 EDGAR INDUSTRIAL CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Red Deer, Alberta

Listing ID:
32127


MLS ID:
A2257115

\$4,250,000



 **CAMERON TOMALTY**
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 RE/MAX Commercial Properties
 403-986-7777

 8014 Edgar Industrial Crescent , Red Deer , Alberta T4P 3R3

Transaction Type

For Sale

Days On Market

1

Zoning

I-1

Subdivision

Edgar Industrial Park

Year Built

2000

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1124098

Building Area (Sq. Ft.)

22557.90

Building Area (Sq. M.)

2095.68

Lot Size (Sq. Ft.)

196020

Lot Size (Acres)

4.50

Inclusions

N/A

Restrictions

None Known

Reports

Other Documents

Located in Edgar Industrial Park, this well-maintained industrial property with highway frontage is available for sale. The building is 22,557.9 SF (16,993 SF footprint) and features 11,742.3 SF of office space over 2 floors (6,177.4 SF main floor and 5,564.9 second floor) including a large reception area, 18 private offices, washrooms on both floors, a parts/dispatch room, a boardroom, a staff lunchroom, and storage. The 10,815.6 SF shop includes 5 drive-thru bays with (10) 16' x 16' overhead doors. Bay 3 has (1) 12- Ton Overhead Crane, and Bay 5 has a Man Trench. The 4.5 acre property is fully paved with ample parking and yard space available. Highway frontage offers excellent visibility from Highway 2 with easy access to both Highway 2 and Highway 11A. This property is also available for lease.

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