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7, 7621 EDGAR INDUSTRIAL DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta

Listing ID:
32602

MLS ID:
A2265251

\$600,000



 **DENA ARNOLD**
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 **7, 7621 Edgar Industrial Drive , Red Deer , Alberta T4P 3R2**

Transaction Type	Title	Days On Market
For Sale	Fee Simple	82
Zoning	Subdivision	Building Type
I1	Edgar Industrial Park	Condo Complex
Year Built	Structure Type	Property Type
2002	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	0320167	3100.00
Building Area (Sq. M.)	Heating	Inclusions
288.00	Forced Air,Natural Gas,Radiant	none
Restrictions	Reports	
Condo/Strata Approval	Condo/Strata Bylaws	

This well-maintained 3,100 sq. ft. double-bay industrial condo is ideally located in Red Deer's Edgar Industrial Park, offering quick access to QEII, Highway 2A and Highway 11A. The main floor includes a welcoming reception area, open display space, washroom, kitchenette, and storage room. A large mezzanine adds valuable workspace with open area and two private offices. The shop area is equipped with two overhead doors, high ceilings, and radiant heat, providing a functional layout for a wide range of industrial uses. Exterior access includes a shared compact gravel yard, ideal for light outdoor storage or vehicle maneuvering. An excellent opportunity for businesses seeking efficient, versatile, and well-connected industrial space in a prime Red Deer location.

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