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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



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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

21

Zoning

11

Subdivision

Edgar Industrial Park

Building TypeCondo Complex

Year Built

2002

Structure Type

Property Type

Building Area (Sq. Ft.)

Property Sub Type

Industrial

Legal Plan

Industrial

Commercial

0320167

3100.00

Building Area (Sq. M.)

288.00

Heating

Forced Air, Natural Gas, Radiant

Inclusions

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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