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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 For Sale	Title Fee Simple	Days On Market 165
Zoning I1	Subdivision Edgar Industrial Park	Building Type Condo Complex
Year Built 2002	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0320167	Building Area (Sq. Ft.) 3100.00
Building Area (Sq. M.) 288.00	Heating Forced Air,Natural Gas,Radiant	Inclusions none
Restrictions Condo/Strata Approval	Reports 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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