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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

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