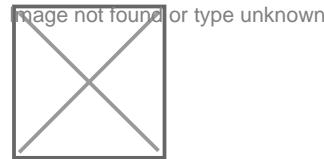


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10 & 20, 8028 EDGAR INDUSTRIAL CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Red Deer, Alberta

Listing ID:
32774

MLS ID:
A2267823

\$1,750,000



 **CAMERON TOMALTY**
 (403) 350-0075

 RE/MAX Commercial Properties
 403-986-7777

 10 & 20, 8028 Edgar Industrial Crescent , Red Deer , Alberta T4P 3R3

Transaction Type	Days On Market	Zoning
For Sale	63	I-1
Subdivision	Year Built	Structure Type
Edgar Industrial Park	2006	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	0723961
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
10718.00	995.73	55756
Lot Size (Acres)	Inclusions	Restrictions
1.28	N/A	None Known

Reports

Other Documents

Located in Edgar Industrial Park, this 10,718 SF building on 1.28 Acres is available for sale. The building is separated into two separate units but could be used as a one for a single user. Unit 10 is 5,359 SF and features an unfinished office/storage area and one washroom. The shop in this unit is 4,599 SF and includes (2) 14' x 16' overhead doors and a ±720 SF storage mezzanine. Unit 20 is also 5,359 SF and features a developed office space including a reception area, one office, a staff lunchroom, and two washrooms - one of which is accessible from the shop. The shop is 4,568 SF with (2) 14' x 16' overhead doors and another ±720 SF storage mezzanine. The yard is graveled and fully fenced and there is ample paved parking available on site. This is an excellent location with quick access to both Highway 2 (QEII) and Highway 11A. The property is also available for lease and while the sale is for the building as a whole, the units could potentially be leased separately.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.