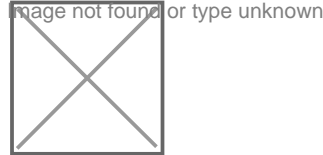


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Transaction Type

For Sale

Days On Market

63

Zoning

I-1

Subdivision

Edgar Industrial Park

Year Built

2006

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0723961

Building Area (Sq. Ft.)

10718.00

Building Area (Sq. M.)

995.73

Lot Size (Sq. Ft.)

55756

Lot Size (Acres)

1.28

Inclusions

N/A

Restrictions

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 \pm 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 \pm 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 (QEI) 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.

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