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7, 7471 EDGAR INDUSTRIAL BEND FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Red Deer, Alberta


Listing ID:
35724


MLS ID:
A2321107

\$309,900



 **DALE RUSSELL**

 RE/MAX real estate central alberta
 403-343-3020

 7, 7471 Edgar Industrial Bend , Red Deer , Alberta T4P 3Z5

Transaction Type For Sale	Days On Market 1	Zoning I-1
Subdivision Edgar Industrial Park	Year Built 2003	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0421993
Building Area (Sq. Ft.) 2261.00	Building Area (Sq. M.) 210.05	Footprint (Sq. Ft.) 1500
Construction Type Composite Siding,Metal Siding	Roof Metal	Cooling Central Air
Heating Forced Air,Natural Gas	Access to Property Direct Access	Inclusions Central vac & attachments, alarm system
Restrictions None Known	Reports Condo/Strata Bylaws,Floor Plans	

Located in Edgar Industrial Park, this versatile industrial bay with office space. The main floor features a welcoming reception area, two private offices, a kitchenette/coffee station, washroom, a storage/data room. There is a separate entrance to the upper level which includes three additional offices (two of them have large front-facing windows), a second washroom, and a mechanical room. The bright, immaculate shop area is accessible from the main floor and is equipped with one 12' x 14' overhead door. Additional features include dual-zone HVAC, a fenced rear storage compound, and three assigned parking stalls located directly in front of the unit.

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