



GRASSROOTS
REALTY GROUP

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8005 Edgar Industrial Avenue
Red Deer, Alberta

MLS # A2246404



\$13 per sq.ft.

Division: Edgar Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 8,000 sq.ft.

Zoning: I-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.72 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

Freestanding industrial building for lease in Red Deer's Edgar Industrial Park, offering 8,000 SF on a 0.72-acre site. The large open shop area includes two drive-in doors—one drive-thru bay—and is supported by a fully fenced, graveled yard suitable for outdoor storage and equipment access. The main floor office area has been recently upgraded with new flooring and fresh paint and includes a reception/waiting area, two private offices, and a parts/storage room. The second floor provides additional functionality with a lunchroom, locker room, and washrooms. Zoned I1 (Light Industrial), the property accommodates a range of uses including manufacturing, distribution, repair, rental services, and accessory sales. Positioned with direct access to Highway 11A and quick connections to QEII, this site offers excellent logistical advantages. Possession is negotiable. Additional Rent is \$4.00 PSF.