



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**8014 Edgar Industrial Crescent
Red Deer, Alberta**

MLS # A2257115



\$4,250,000

Division: Edgar Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 22,558 sq.ft.

Zoning: I-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 4.50 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in Edgar Industrial Park, this well-maintained industrial property with highway frontage is available for sale. The building is 22,557.9 SF (16,993 SF footprint) and features 11,742.3 SF of office space over 2 floors (6,177.4 SF main floor and 5,564.9 second floor) including a large reception area, 18 private offices, washrooms on both floors, a parts/dispatch room, a boardroom, a staff lunchroom, and storage. The 10,815.6 SF shop includes 5 drive-thru bays with (10) 16' x 16' overhead doors. Bay 3 has (1) 12- Ton Overhead Crane, and Bay 5 has a Man Trench. The 4.5 acre property is fully paved with ample parking and yard space available. Highway frontage offers excellent visibility from Highway 2 with easy access to both Highway 2 and Highway 11A. This property is also available for lease.