



7, 7621 Edgar Industrial Drive
Red Deer, Alberta

MLS # A2265251



\$600,000

Division: Edgar Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,100 sq.ft.

Zoning: I1

Heating: Forced Air, Natural Gas, Radiant

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This well-maintained 3,100 sq. ft. double-bay industrial condo is ideally located in Red Deer's Edgar Industrial Park, offering quick access to QEII, Highway 2A and Highway 11A. The main floor includes a welcoming reception area, open display space, washroom, kitchenette, and storage room. A large mezzanine adds valuable workspace with open area and two private offices. The shop area is equipped with two overhead doors, high ceilings, and radiant heat, providing a functional layout for a wide range of industrial uses. Exterior access includes a shared compact gravel yard, ideal for light outdoor storage or vehicle maneuvering. An excellent opportunity for businesses seeking efficient, versatile, and well-connected industrial space in a prime Red Deer location.