



**GRASSROOTS**  
REALTY GROUP

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**7550 Edgar Industrial Drive  
Red Deer, Alberta**

**MLS # A2274740**



**\$10 per sq.ft.**

**Division:** Edgar Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 23,701 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Welcome to 7550 Edgar Industrial Drive—offering flexible, high-end office leasing opportunities within one of Red Deer’s most professional I-1 zoned buildings. Up to 15,630 SF is available across the second and third floors, with suites starting as small as 2,000 SF depending on demising requirements. Each level includes modern boardrooms, private offices, open work areas, shared kitchens, staff washrooms, and elevator access. The building also includes an operational commercial kitchen on site with optional daily food service and catering for tenants. Ownership is open to multi-tenant configurations per floor and is actively engaging with the City of Red Deer to expand permitted uses to include professional office tenants. With secure paved parking, over 100 stalls on site, separate industrial access for service-based operations, and visibility from major traffic corridors, this property offers strong appeal to both office and light industrial users. Flexible lease terms available for qualified long-term tenants.