



**GRASSROOTS**  
REALTY GROUP

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**14, 7471 Edgar Industrial Bend  
Red Deer, Alberta**

**MLS # A2201732**



**\$285,000**

**Division:** Edgar Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,540 sq.ft.

**Zoning:** I1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.04 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This industrial condo in Edgar Industrial Park, comprising of a 1,540sf footprint plus an additional approx 1,000sf second floor, is available with immediate possession. Mostly developed as office space. The unit main floor features a bright reception/waiting area, four private offices, (a couple could be combined for a makeshift boardroom), two washrooms, and a kitchenette with sink. A small shop area at the rear includes a 12' x 14' overhead door, providing flexible space for light industrial use. The second floor has four more offices (two with windows), plus storage. Forced air heating in the offices and warehouse, offices are also air conditioned. The property comes with a fenced compound and offers both common and exclusive parking. Conveniently located near major highways, including Highway 11, Highway 11A, and the QEII, this I1-zoned unit is ideal for businesses seeking a versatile space. Current condo fees are \$248.05/month + GST.