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## 7, 7621 Edgar Industrial Drive Red Deer, Alberta

MLS # A2265251



\$600,000

Division: Edgar Industrial Park Industrial Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 3,100 sq.ft. Zoning: 11 Addl. Cost:

**Heating:** Forced Air, Natural Gas, Radiant Floors: **Based on Year:** Roof: **Utilities: Exterior:** Parking: Water: Lot Size: Sewer: Lot Feat:

Inclusions: none

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.