



**GRASSROOTS**  
REALTY GROUP

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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.