



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7, 7471 Edgar Industrial Bend
Red Deer, Alberta

MLS # A2321107



\$309,900

Division: Edgar Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,261 sq.ft.

Zoning: I-1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Composite Siding, Metal Siding

Water: -

Sewer: -

Inclusions: Central vac & attachments, alarm system

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Located in Edgar Industrial Park, this versatile industrial bay with office space. The main floor features a welcoming reception area, two private offices, a kitchenette/coffee station, washroom, a storage/data room. There is a separate entrance to the upper level which includes three additional offices (two of them have large front-facing windows), a second washroom, and a mechanical room. The bright, immaculate shop area is accessible from the main floor and is equipped with one 12' x 14' overhead door. Additional features include dual-zone HVAC, a fenced rear storage compound, and three assigned parking stalls located directly in front of the unit.