

# \$12 - 10 & 12, 7443 Edgar Industrial Drive, Red Deer

MLS® #A2096161

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.06 Acres

Edgar Indus. Pk., Red Deer, Alberta

HIGH EXPOSURE on this 5,100 SQ FT Industrial DOUBLE BAY! LONG-TERM LEASE OR PURCHASE OPTION AVAILABLE on this END-CAP condo bay, that's situated right along Edgar Industrial Drive. Perfect for mechanics/ business service/ industrial sales businesses. Featuring NEW LED LIGHTS (TBI) a Hard-to-find, drive through 80'x30' bay with WASH BAY/ Sump, KARCHER washing system all included, with sweeping front curb modified for drive through access of big trucks, a 14'h X 12'w Overhead door on the front and a larger 16'h x 14'w at the back, with automated OHD openers. A small reception area, washroom and office on the main floor, plus developed mezzanine office space above. The Second attached bay is open and accessible via interior access and features 80x30' in dimensions with sump, and has a large 16'h x 14'w Overhead door at the back. Great access & parking options off the front for staff/ customers and rear yard space . Cinder block demising wall between the two bays features 10' high concrete block & drywall up the rest of the way. Ceiling height approximately 18', Both bays have sump pits and radiant heat, with the office space heated & cooled with forced air/ Central AC. A TREMENDOUS OPPORTUNITY for your business to own or lease in Edgar Industrial Park!

Built in 2001



## Essential Information

MLS® #	A2096161
Price	\$12
Sold Price	\$12
Bathrooms	0.00
Acres	0.06
Year Built	2001
Type	Commercial
Sub-Type	Industrial
Status	Sold

## Community Information

Address	10 & 12, 7443 Edgar Industrial Drive
Subdivision	Edgar Indus. Pk.
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3R2

## Interior

Heating	Central, Forced Air, Natural Gas, Radiant
Cooling	Central Air

## Exterior

Roof	Membrane, Metal
Foundation	Poured Concrete

## Additional Information

Date Listed	December 1st, 2023
Date Sold	June 5th, 2024
Days on Market	187
Zoning	I1
HOA Fees	0.00

## Listing Details

Listing Office	Century 21 Advantage
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