

# \$2,300,000 - 7767 Edgar Industrial Way, Red Deer

MLS® #A2096184

**\$2,300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.02 Acres

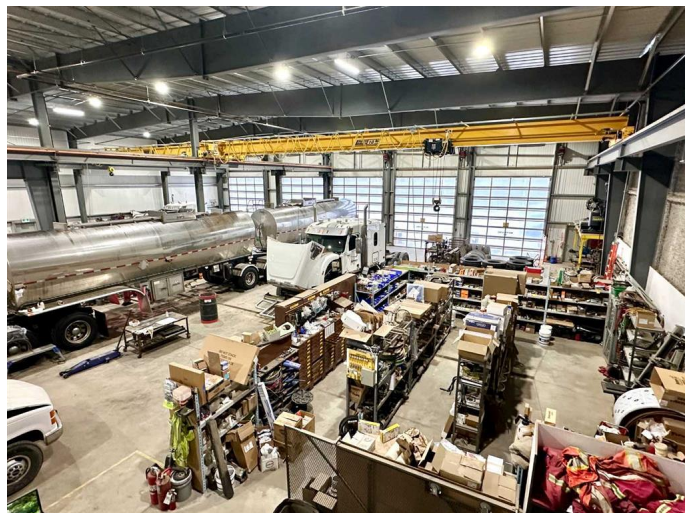
Edgar Indus. Pk., Red Deer, Alberta

TOP-OF-THE-LINE, HIGH END EDGAR INDUSTRIAL FAB or MECHANICAL SHOP! BUILT IN 2018...FEATURING JUST OVER 11,200 SQ FT situated on 1 ACRE hard packed yard, that's fully fenced! Featuring 10,000 sq ft of shop space w/4 - 100 foot Drive through Bays, 16' High x 12' wide OHD's, w /openers, plus a 5th bay for parts/ lifts/ accessible from the rear that's approximately 80 Feet in length. Servicing ALL of the bays is (2x) 10 TON CRANES w/ 18' clear hook height. Nicely appointed, fully developed office space on two levels (approximately 1,200 in total) including boardroom (upstairs) main floor offices (3) as well as a reception area and coffee wet bar. 2 baths in total, tinted sunshine doors. Tons of power, w/ 400 AMP 3-phase service, In Floor glycol heated shop floors, sump drainage system w/ oil separators, LED lighting throughout the shop & office spaces. Air lines & 220v plugs run everywhere, the well appointed shop has been built and finished with everything thought of. Great Edgar Industrial location that's next-to-new, at half the price of new.

Built in 2018

## Essential Information

MLS® #	A2096184
Price	\$2,300,000
Sold Price	\$2,250,000



Bathrooms	0.00
Acres	1.02
Year Built	2018
Type	Commercial
Sub-Type	Industrial
Status	Sold

### **Community Information**

Address	7767 Edgar Industrial Way
Subdivision	Edgar Indus. Pk.
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3R2

### **Additional Information**

Date Listed	December 1st, 2023
Date Sold	May 23rd, 2024
Days on Market	174
Zoning	I1
HOA Fees	0.00

### **Listing Details**

Listing Office	Century 21 Advantage
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