

\$9 - 8045 Edgar Industrial Crescent Crescent, Red Deer

MLS® #A2113516

\$9

0 Bedroom, 0.00 Bathroom,
Commercial on 1.10 Acres

Edgar Indus. Pk., Red Deer, Alberta

Triple Net Lease , \$2.85 per sq ft additional rent Ready to elevate your business with a premier industrial property? Look no further! This impressive property in Edgar Industrial Park offers 16,120 sq ft of versatile space, strategically located for convenience and accessibility. Featuring two loading docks, two overhead doors, and a fully paved and secured yard, alongside five offices, this property is perfect for businesses seeking a top-notch distribution center.

Key Features:

Spacious Warehouse: Spanning 16,120 sq ft, this property provides ample space for storage, manufacturing, or distribution activities.

Strategic Location: Situated in Edgar Industrial Park, enjoy easy access to major transportation routes, facilitating seamless logistics.

Loading Docks and Overhead Doors: Streamline operations with two loading docks and two overhead doors, ensuring efficient loading and unloading of goods.

Fully Paved and Secured Yard: Protect your assets with a fully paved and secured yard, offering peace of mind and security.

Office Spaces: Accommodate administrative



tasks and management functions with six offices, providing a conducive environment for productivity.

Potential for Showroom: Explore the potential to incorporate a showroom within the property to showcase products and engage with clients.

Don't miss out on this opportunity to secure your foothold in Red Deer's thriving industrial landscape. Schedule a viewing today and discover the endless possibilities this property has to offer.

Built in 2001

Essential Information

MLS® #	A2113516
Price	\$9
Sold Price	\$9
Bathrooms	0.00
Acres	1.10
Year Built	2001
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	8045 Edgar Industrial Crescent Crescent
Subdivision	Edgar Indus. Pk.
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3S2

Additional Information

Date Listed	March 9th, 2024
Date Sold	June 5th, 2024
Days on Market	87
Zoning	I1

HOA Fees 0.00

Listing Details

Listing Office Century 21 Maximum

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