

\$12 - 7, 7459 Edgar Industrial Bend, Red Deer

MLS® #A2207345

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 0.03 Acres

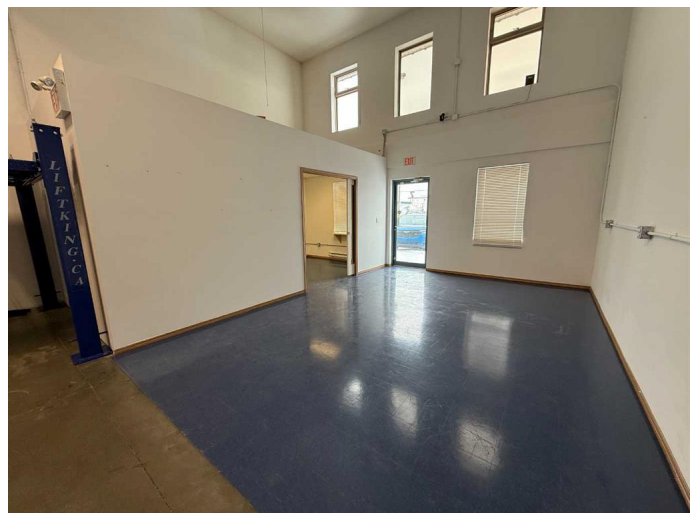
Edgar Indus. Pk., Red Deer, Alberta

This 1,400 SF industrial condo in Edgar Industrial Bend offers a versatile space, ideal for businesses requiring storage, light industrial use, or a functional workspace. The unit includes a small finished office, providing a convenient administrative area within the bay. Key features include a 12' x 14' overhead door for easy access, radiant heat for efficient temperature control, and bright fluorescent lighting, complemented by two rows of front-facing windows that bring in plenty of natural light. The property also offers a shared paved yard, along with a designated fenced compound at the rear, providing secure outdoor storage or additional workspace. Located in one of the city's key industrial hubs, this unit ensures excellent accessibility and a professional setting for a variety of business operations. Move-in ready, possession is available as of May 1, 2025. Current estimated NNN is \$5.70/sf.

Built in 2002

Essential Information

MLS® #	A2207345
Price	\$12
Sold Price	\$11
Bathrooms	0.00
Acres	0.03
Year Built	2002
Type	Commercial



Sub-Type	Industrial
Status	Sold

Community Information

Address	7, 7459 Edgar Industrial Bend
Subdivision	Edgar Indus. Pk.
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3Z5

Additional Information

Date Listed	March 31st, 2025
Date Sold	May 2nd, 2025
Days on Market	32
Zoning	I1
HOA Fees	0.00

Listing Details

Listing Office	Salomons Commercial
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