



## 8014 Edgar Industrial Crescent , Red Deer, Alberta - \$4,250,000



Main Photo

### Property Description

Located in Edgar Industrial Park, this well-maintained industrial property with highway frontage is available for sale. The building is 22,557.9 SF (16,993 SF footprint) and features 11,742.3 SF of office space over 2 floors (6,177.4 SF main floor and 5,564.9 second floor) including a large reception area, 18 private offices, washrooms on both floors, a parts/dispatch room, a boardroom, a staff lunchroom, and storage. The 10,815.6 SF shop includes 5 drive-thru bays with (10) 16' x 16' overhead doors. Bay 3 has (1) 12-Ton Overhead Crane, and Bay 5 has a Man Trench. The 4.5 acre property is fully paved with ample parking and yard space available. Highway frontage offers excellent visibility from Highway 2 with easy access to both Highway 2 and Highway 11A. This property is also available for lease.



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