

\$2,600,000 - 8060 Edgar Industrial Crescent, Red Deer

MLS® #A2109448

\$2,600,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.12 Acres

Edgar Indus. Pk., Red Deer, Alberta

18,000 sqft building on 2.12 acres. Easy access to HWY 2 with great exposure and visible signage backing onto HWY 11A. The front office space was fully renovated in 2019 with front desk, waiting room area, 12 offices, boardroom, 3 office washrooms, 3 shop washrooms, 3 coffee/lunch bars, training/lunch room. PLUS OVER 4000 sqft mezzanine storage. The shop area is 75ft deep X 180 feet wide, 20ft ceilings, with a total of 7 overhead doors. Five 12x16 doors, one 14x16 door, and one 16x16 door. Doors 1-2 with access to the wash bay and 5 ton crane. Doors 3-4 with access to the 10 ton crane. Great security features throughout the property with fully fenced yard, reinforced gate access, with the shop and office equipped video surveillance and alarm. Front parking has 25 parking spaces for staff and customers. Most office furniture, compressor, pressure washer, and cranes are included. Don't need the entire building? Use what you need and lease the rest! Fill in the 2 sections of the demising walls to create 3 separate spaces, each with their own offices, shop washroom, and office washroom. The west portion would total 9,000 sqft consisting of 6,750sqft of shop, 2,250 sqft of office space with an additional 2,250sqft of mezzanine storage. Middle section would be 4,000sqft, consisting of 3,000sqft of shop, 1,000sqft of office, with an additional 600sqft of mezzanine, and large training/lunch room up on the second level. The east section would be 5,000 sqft consisting of 3,750sqft of



shop, 1,250 sqft of office space plus and addition 1,250sqft of mezzanine storage. Currently the building is being used as one large unit.

Built in 2000

Essential Information

MLS® #	A2109448
Price	\$2,600,000
Bathrooms	0.00
Acres	2.12
Year Built	2000
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	8060 Edgar Industrial Crescent
Subdivision	Edgar Indus. Pk.
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 3R3

Additional Information

Date Listed	February 21st, 2024
Days on Market	410
Zoning	I1

Listing Details

Listing Office	RE/MAX real estate central alberta
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