

# \$600,000 - 7, 7621 Edgar Industrial Drive, Red Deer

MLS® #A2265251

**\$600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Edgar Indus. Pk., Red Deer, Alberta

This well-maintained 3,100 sq. ft. double-bay industrial condo is ideally located in Red Deer's Edgar Industrial Park, offering quick access to QEII, Highway 2A and Highway 11A. The main floor includes a welcoming reception area, open display space, washroom, kitchenette, and storage room. A large mezzanine adds valuable workspace with open area and two private offices. The shop area is equipped with two overhead doors, high ceilings, and radiant heat, providing a functional layout for a wide range of industrial uses. Exterior access includes a shared compact gravel yard, ideal for light outdoor storage or vehicle maneuvering. An excellent opportunity for businesses seeking efficient, versatile, and well-connected industrial space in a prime Red Deer location.

Built in 2002

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2265251   |
| Price      | \$600,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2002       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information



|             |                                |
|-------------|--------------------------------|
| Address     | 7, 7621 Edgar Industrial Drive |
| Subdivision | Edgar Indus. Pk.               |
| City        | Red Deer                       |
| County      | Red Deer                       |
| Province    | Alberta                        |
| Postal Code | T4P 3R2                        |

### **Interior**

|         |                                  |
|---------|----------------------------------|
| Heating | Forced Air, Natural Gas, Radiant |
|---------|----------------------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 3                  |
| Zoning         | I1                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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