

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

MLS® #A2257115

**\$4,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.50 Acres

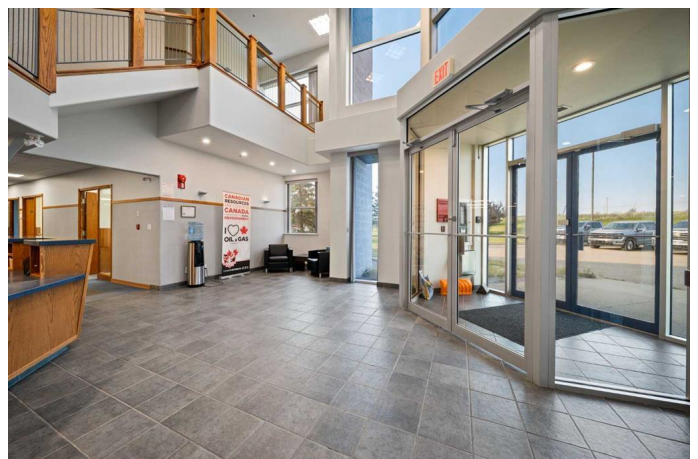
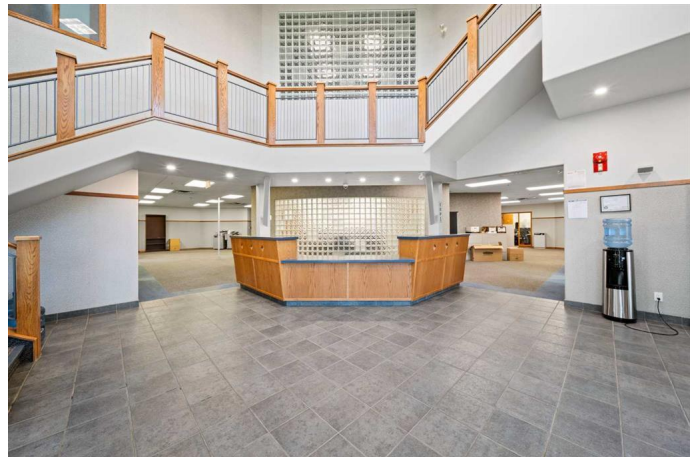
Edgar Indus. Pk., Red Deer, Alberta

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.

Built in 2000

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2257115    |
| Price      | \$4,250,000 |
| Bathrooms  | 0.00        |
| Acres      | 4.50        |
| Year Built | 2000        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |



## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 8014 Edgar Industrial Crescent |
| Subdivision | Edgar Indus. Pk.               |
| City        | Red Deer                       |
| County      | Red Deer                       |
| Province    | Alberta                        |
| Postal Code | T4P 3R3                        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 13                   |
| Zoning         | I-1                  |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

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