

# \$ - 3-7320 Johnstone Drive, Red Deer

MLS® #CA0171092

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0 Bedroom, 0.00 Bathroom, 8,400 sqft  
Industrial on 0 Acres

Edgar Industrial Park, Red Deer, Alberta

This is an excellent opportunity to locate your business in a high traffic area with great exposure to drive by traffic. The office space of 2,400 sq. ft. has a huge reception area as you come in the front door. There are 6 offices that 3 are large enough to be able to set up multiple work stations. There is a coffee/lunch room, staff washroom, staff change room. The shop is 6,000 sq. ft. with 3 bays and a large work area. The building has 400 amp/240 volt service. The bay doors are 12' wide x 14" height. The parking is expansive with 1-12 stalls on the front and 10 stalls down the north side of the building. There is a full compound in the rear of the building that is fenced/lights/power gate. The large storage tent(30'x70') in the compound stays with the property. The tent has a 20 ft. ceiling and a 14'x14' door with power for the lighting. This is well maintained property ready for a tenant to make it work for them. (id:6289)

Built in 2004

## Essential Information

Listing #	CA0171092
Bathrooms	0.00
Square Footage	8,400
Acres	0.00
Year Built	2004
Type	Industrial

## Community Information



Address	3-7320 Johnstone Drive
Subdivision	Edgar Industrial Park
City	Red Deer
Province	Alberta
Postal Code	T4P3Y6

### **Amenities**

Utilities	Electricity, Natural Gas, Telephone
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### **Interior**

Heating	Natural gas Forced air
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### **Exterior**

Exterior	Metal
Lot Description	110.00X160.00 Unknown
Foundation	Poured Concrete

### **Listing Details**

Listing Office	Royal LePage Lifestyles Realty
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