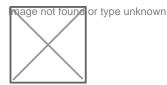


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1, 4622 61 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID: 27067

MLS ID: A2183062

\$6



△ BILL HOGG

(403) 872-3670

□ Century 21 Maximum

3 587-272-0221

1, 4622 61 Street , Red Deer , Alberta T4N 2R2

Transaction Type Days On Market Lease Amount

For Lease 201 6.00

Lease Frequency Zoning Subdivision

Monthly IC Riverside Light Industrial Park

Year BuiltStructure TypeProperty Type1976Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 9321091 6784.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

630.25 108900 2.50

InclusionsRestrictionsReportsN/ANone KnownFloor Plans

A multi-tenant building in the central and desirable location of Riverside Light Industrial Park. Parking at the front of the building is paved with 2 overhead doors at grade level. There is a side loading dock with a manual Dock Leveler and an additional grade level dock in the rear of the warehouse. With 6,472 square feet of open warehouse, the space offers flexibility for various use/operations. 2 washrooms and a 262 square foot office/reception complete the space. Total space is 6,784 square feet. Current NNN is \$4.80 per sq. ft. for 2025. Property Taxes are included in NNN. The Annual Base Rent is \$6.00 per sq. ft. (for the first year only of a 5 year lease with escalations for a well qualified tenant) per month plus G.S.T.

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