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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
 587-272-0221

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

Transaction Type For Lease	Days On Market 201	Lease Amount 6.00
Lease Frequency Monthly	Zoning IC	Subdivision Riverside Light Industrial Park
Year Built 1976	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 9321091	Building Area (Sq. Ft.) 6784.00
Building Area (Sq. M.) 630.25	Lot Size (Sq. Ft.) 108900	Lot Size (Acres) 2.50
Inclusions N/A	Restrictions None Known	Reports Floor 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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