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3, 4622 61 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta



Listing ID:
30403

MLS ID:
A2215899

\$6



 **BILL HOGG**
 (403) 872-3670

 Century 21 Maximum
 587-272-0221

 3, 4622 61 Street , Red Deer , Alberta T4N 2R2

Transaction Type For Lease	Days On Market 70	Lease Amount 6.00
Lease Frequency Annually	Zoning IC	Subdivision Riverside Light Industrial Park
Year Built 1976	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9321091	Building Area (Sq. Ft.) 5298.00
Building Area (Sq. M.) 492.20	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 each Unit having loading access at grade level. Unit consists of 1 office, 1 washroom and the rest warehouse/open space. Open/warehouse space is offers flexibility for use/operations. 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. Current NNN is \$4.80 per sq. ft.

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