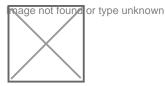


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3, 4622 61 STREET FOR LEASE

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
- **3** 587-272-0221
- 🕮 3, 4622 61 Street , Red Deer , Alberta T4N 2R2

Transaction Type Days On Market Lease Amount

For Lease 70 6.00

Lease Frequency Zoning Subdivision

Annually IC Riverside Light Industrial Park

Year BuiltStructure TypeProperty Type1976Mixed UseCommercial

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

Industrial 9321091 5298.00

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

492.20 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 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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