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5, 4630 61 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta

Listing ID:
32483

MLS ID:
A2263845

\$12



 **WESLEY GIESBRECHT**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

 5, 4630 61 Street , Red Deer , Alberta T4N 2R2

Transaction Type For Lease	Title Fee Simple	Days On Market 22
Lease Amount 12.00	Lease Frequency Annually	Zoning I1
Subdivision Riverside Light Industrial Park	Building Type Commercial Mix,Manufacturing,Mixed Use,Retail,See Remarks,Warehouse	Year Built 2017
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0022459	Building Area (Sq. Ft.) 7632.00	Building Area (Sq. M.) 709.03
Construction Type Concrete,Wood Frame	Roof Flat,Tar/Gravel	Foundation Poured Concrete
Cooling Partial	Heating Overhead Heater(s),Forced Air,Natural Gas	Access to Property Direct Access
Inclusions N/A	Restrictions None Known	Reports Other Documents

COMPLETELY RENOVATED SHOP/ OFFICE SPACE in Riverside Light Industrial Park. The bay 5 (5,178 sq ft) and a part of the back of bay 6 (2,454 sq ft) is comprised of a total of 7,632 SF on the main shop, office space that includes a reception area, office, storage room and a total of three washrooms and 6700+/- sq ft of total shop space. There is one 14' high overhead door at the front, two additional 12' OHD's at the rear, a dual compartment sump w/ oil separator and grating for floor drains, lots of paved parking out front with newer asphalt. secured yard space around the back/ side. In addition, there's a 510 SF developed, mezzanine, that includes an open space, two offices for staff room, kitchen area or just more office space and another washroom w/ shower. This condo bay is perfect for any Fabrication, mechanic or Tradesman (plumbing, electrical or auto body shop. Loads of power and 220v plugs everywhere, air/ water lines plumbed in throughout, Overhead Resnor shop heaters, roof-top HVAC units for office heat/ AC. Additional rent of \$3.75 for the 2025 budget year.

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