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## 8, 4622 61 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Red Deer, Alberta

**Listing ID:**  
34351

**MLS ID:**  
A2292035

**\$9**



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

 Century 21 Maximum  
 587-272-0221

 8, 4622 61 Street , Red Deer , Alberta T4N 1C2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 64	<b>Lease Amount</b> 9.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> I-C	<b>Subdivision</b> Riverside Light Industrial Park
<b>Building Type</b> Warehouse	<b>Year Built</b> 1980	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9321091
<b>Building Area (Sq. Ft.)</b> 6556.30	<b>Building Area (Sq. M.)</b> 609.10	<b>Lot Size (Sq. Ft.)</b> 108900
<b>Lot Size (Acres)</b> 2.50	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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 loading docks on the side of the building. Unit consists of 2 offices, front retail space, 2 washrooms and the rest is warehouse/open space. Open/warehouse space offers flexibility for use/operations. Electrical consists of Phase 3 – 100 amp-power. Heating for the warehouse is supplied by a suspended gas fired unit heater. Front retail space and office are heated with a gas furnace. Base Rent is \$9.00 per sq. ft. per year with escalations assuming 5-year lease. For a qualified Tenant the 1st year of a 5-year lease will be \$6.00 per sq. ft. NNN is \$4.80 per sq. ft. for 2026. Property taxes are included in Triple Net Costs.

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