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## 4, 4622 61 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Red Deer, Alberta



**Listing ID:**  
19834

**MLS ID:**  
A2010085

**\$6**



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

 Century 21 Maximum  
 587-272-0221

 4, 4622 61 Street , Red Deer , Alberta T4N 2R2

**Transaction Type**

For Lease

**Days On Market**

535

**Year Built**

1980

**Lease Amount**

6.00

**Lease Frequency**

Annually

**Zoning**

I1

**Subdivision**

Riverside Light Industrial Park

**Structure Type**

Multi Unit

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

9321091

**Building Area (Sq. Ft.)**

5191.00

**Building Area (Sq. M.)**

482.26

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Site 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 access at grade level. Open warehouse space offers flexibility for various use/operations. If you require more space, the adjacent unit is currently available and features an additional 5,298 square feet.as Current NNN is \$4.60 per sq. ft. Property Taxes are included in NNN. The Annual Basic Rent is \$6.00 per sq. ft. (for the 1st year only of a 5 year lease with escalation clause) per month plus G.S.T.

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