



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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3, 4622 61 Street  
Red Deer, Alberta

MLS # A2215899



**\$6 per sq.ft.**

**Division:** Riverside Light Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,298 sq.ft.

**Zoning:** IC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.50 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.