



**5, 4630 61 Street  
Red Deer, Alberta**

**MLS # A2263845**



**\$12 per sq.ft.**

**Division:** Riverside Light Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 82,151 sq.ft.

**Zoning:** I1

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** Overhead Heater(s), Forced Air, Natural Gas

**Floors:** -

**Roof:** Flat, Tar/Gravel

**Exterior:** Concrete, Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

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.