

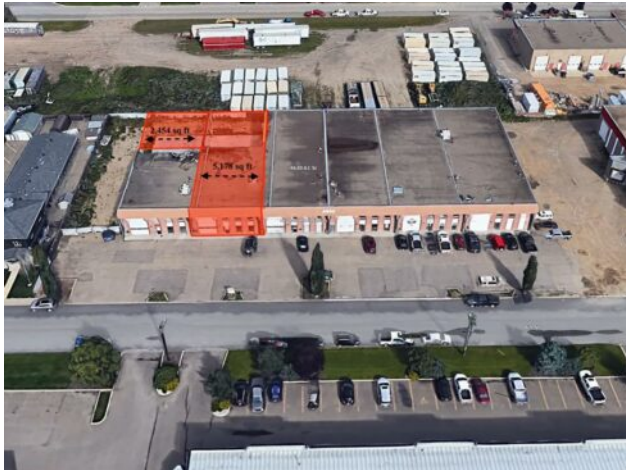


GRASSROOTS
REALTY GROUP

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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

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

Floors: -

Roof: Flat, Tar/Gravel

Exterior: Concrete, Wood Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.