



GRASSROOTS
REALTY GROUP

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8, 4622 61 Street
Red Deer, Alberta

MLS # A2292035



\$9 per sq.ft.

Division: Riverside Light Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,556 sq.ft.

Zoning: I-C

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 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.