



GRASSROOTS
REALTY GROUP

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4, 4622 61 Street
Red Deer, Alberta

MLS # A2010085



\$6

Division: Riverside Light Industrial Park

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,191 sq.ft.

Zoning: I1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

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 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.