



GRASSROOTS
REALTY GROUP

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1, 4622 61 Street
Red Deer, Alberta

MLS # A2183062



\$6 per sq.ft.

Division: Riverside Light Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,784 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 2 overhead doors at grade level. There is a side loading dock with a manual Dock Leveler and an additional grade level dock in the rear of the warehouse. With 6,472 square feet of open warehouse, the space offers flexibility for various use/operations. 2 washrooms and a 262 square foot office/reception complete the space. Total space is 6,784 square feet. Current NNN is \$4.80 per sq. ft. for 2025. Property Taxes are included in NNN. 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.