

FOR SALE/LEASE

4628 62 STREET, RED DEER



LOCATION:

Riverside
Industrial Park



SIZE:

±11,206
Square Feet



ZONING:

I-1
Industrial



PRICE:

\$1,290,000.00
\$8.00 Per SF

PRESENTED BY

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THE PROPERTY

4628 62 STREET, RED DEER

RIVERSIDE INDUSTRIAL PARK

FOR SALE & LEASE - 11,206 Square Foot property on 0.5 Acres located in Riverside Light Industrial Park, with easy access to Highway 2 and all areas of Red Deer. This space features:

- » **7,250 SF warehouse area**
- » **20 foot ceilings**
- » **(5) 12' x 14' overhead doors**
- » **Additional staff room**
- » **Two washrooms**
- » **Six offices, two meeting rooms and a file room**
- » **Fully fenced yard space**
- » **Paved parking directly in front**
- » **Ample storage space**

The property is listed for sale at \$1,290,000.00 and for lease at \$8.00 per SF. The estimated operating costs for this property is \$4.06 per SF for the 2025 budget year.



PROPERTY DETAILS/ PHOTOS

PROPERTY DETAILS

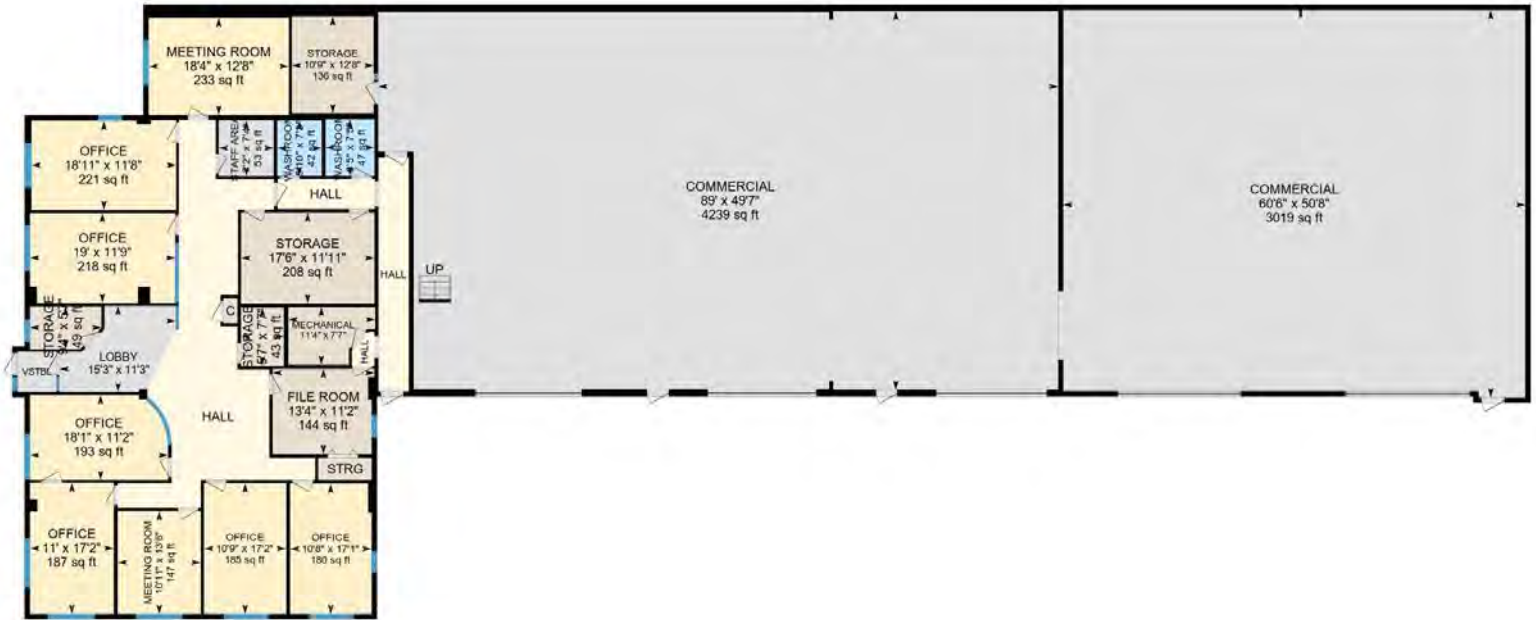
MUNICIPAL:	4628 62 Street, Red Deer, Alberta
LEGAL LAND DESCRIPTION:	Plan 2420745 Block 4 Lot 40
TOTAL SIZE:	11,602 Square Feet
ZONING:	I1- Industrial Zoning
YEAR BUILT:	1997
PARKING:	Shared paved lot
YARD:	Secure fenced yard
SALE PRICE:	\$1,290,000.00
LEASE RATE:	\$8.00 Per SF/ \$7,470.67 Monthly
NNN:	\$4.06 Per SF/ \$3,791.36 Monthly
TOTAL COST:	\$11,262.03 Monthly

*Tenant is responsible utilities

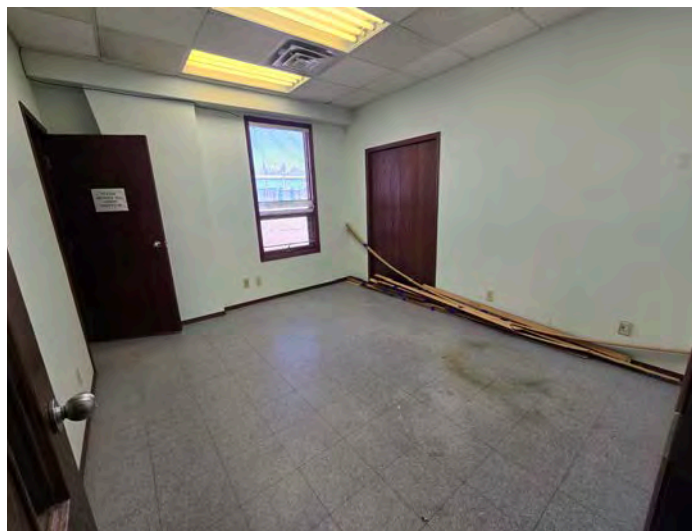
** Tenant is responsible for GST



FLOOR PLAN / PROPERTY PHOTOS



PROPERTY PHOTOS



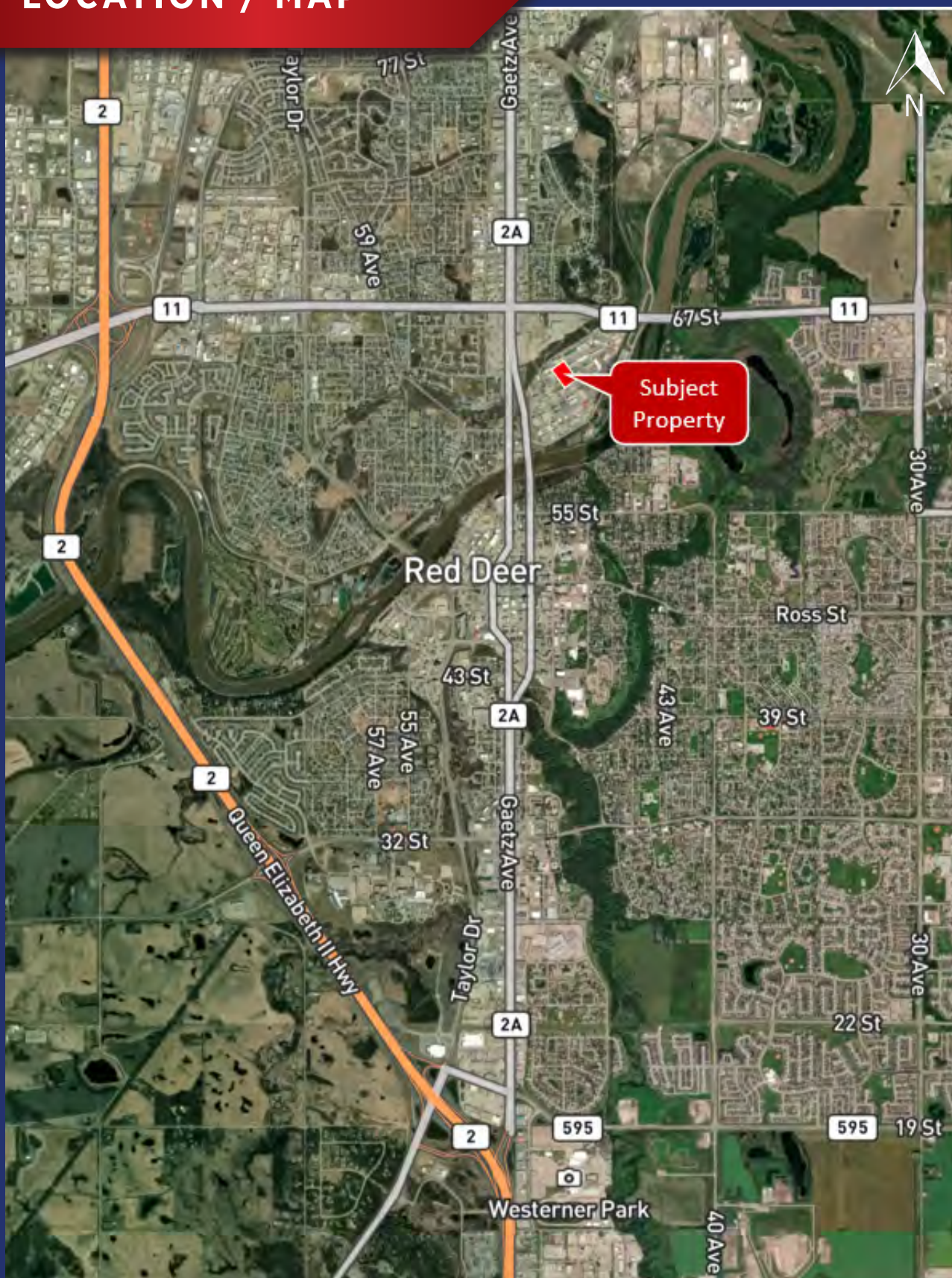
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION / MAP



403.986.7777

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REMAX
COMMERCIAL
PROPERTIES

**CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE**



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