

FOR LEASE

UNIT 8, 6150 46A AVENUE
RED DEER, AB





About the Property

Position your business for success with this well-maintained 3,014 SF industrial condo in the established Riverside Light Industrial area. Available for possession September 1, 2026, this versatile space offers a functional layout suited to a variety of industrial, trade, service, and showroom users.

The front of the unit features a bright open showroom/retail area, welcoming reception area, multiple private offices, and a washroom, creating a professional customer-facing environment. The rear shop area includes an overhead door for efficient loading and operations, along with a storage mezzanine to maximize usable space.

The property also benefits from a shared graveled common yard, providing additional flexibility for day-to-day operations. Zoned I-1(Industrial), the location offers excellent accessibility with quick connections to Gaetz Avenue and 67 Street, allowing for efficient travel throughout Red Deer and to major transportation routes.

This is an excellent opportunity for businesses seeking a well-located industrial condo with a balanced mix of office, showroom, and warehouse space.

PROPERTY Details

LEGAL DESCRIPTION

Condo Plan 9621088, Unit 8

UNIT SIZE

3,014 SF

LOCATION

Riverside Industrial Light

ZONING

I1 - Light Industrial

LEASE RATE

\$12.00 PSF

ADDITIONAL RENT

\$6.15 PSF

MONTHLY RENT

\$4,558.68 + GST

Unit Details

UNIT SIZE
3,014 SF

LOADING
(1) 14' x 16' O/H Door

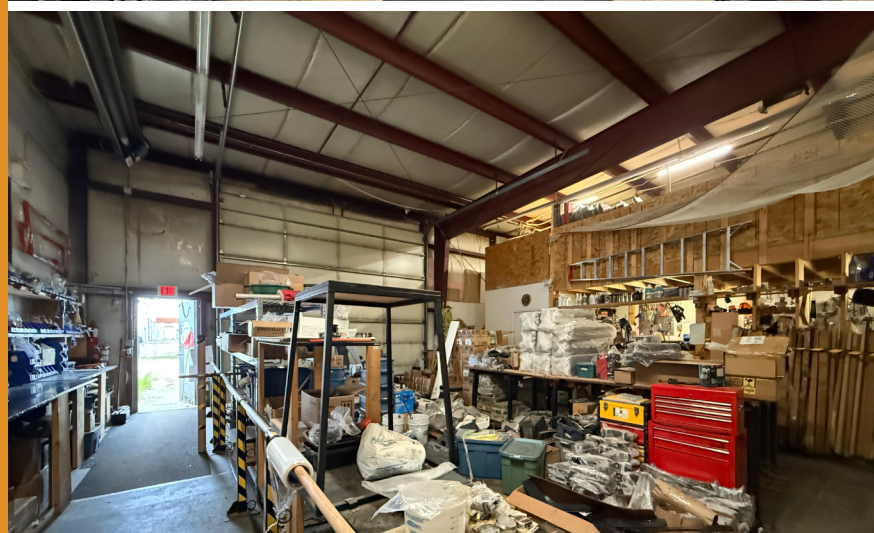
CEILING HEIGHT
Approx. 16'

LIGHTING
Fluorescent

HVAC
Radiant

YARD
Common; graveled

POSSESSION
September 1, 2026





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