

FOR LEASE

2, 4621 63 STREET
RED DEER, AB



PROPERTY Details

LOCATION

Riverside Light Industrial

LEGAL DESCRIPTION

Condo Plan 9824293, Unit 2

UNIT SIZE

1,568 SF

ZONING

IC - Industrial/Commercial (Mixed Use) District

CEILING HEIGHT

Approx. 18'

HVAC

Radiant Heating

LIGHTING

High Bay

LOADING

(1) 12' x 14'

YARD

Fenced Coupound

LEASE RATE

\$12.50 PSF

ADDITIONAL RENT

\$7.52 PSF

MONTHLY RENT

\$2,615.95 + GST

POSSESSION

Immediate

PROPERTY OVERVIEW

Functional 1,568 SF industrial condo unit located in Riverside Light Industrial Park. This small bay offers a practical layout with minimal office space, making it well suited for light industrial, trade, service, or storage users.

The front retail/work area provides a flexible reception or showroom component, while the open shop area includes an overhead door for efficient loading and operational access. A storage mezzanine adds additional usable space without impacting the main floor workflow.

The unit also features a private washroom and access to a fenced compound for secure outdoor storage or parking. Zoned IC, the property supports a range of industrial and commercial uses in a well-established industrial area with convenient access to major routes and surrounding amenities.



4621 65 Street



Floor Plan

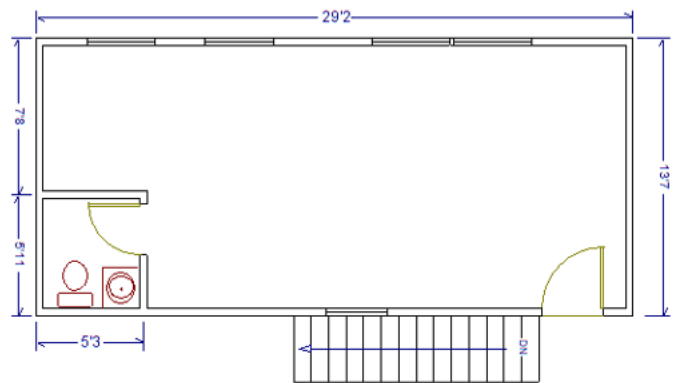
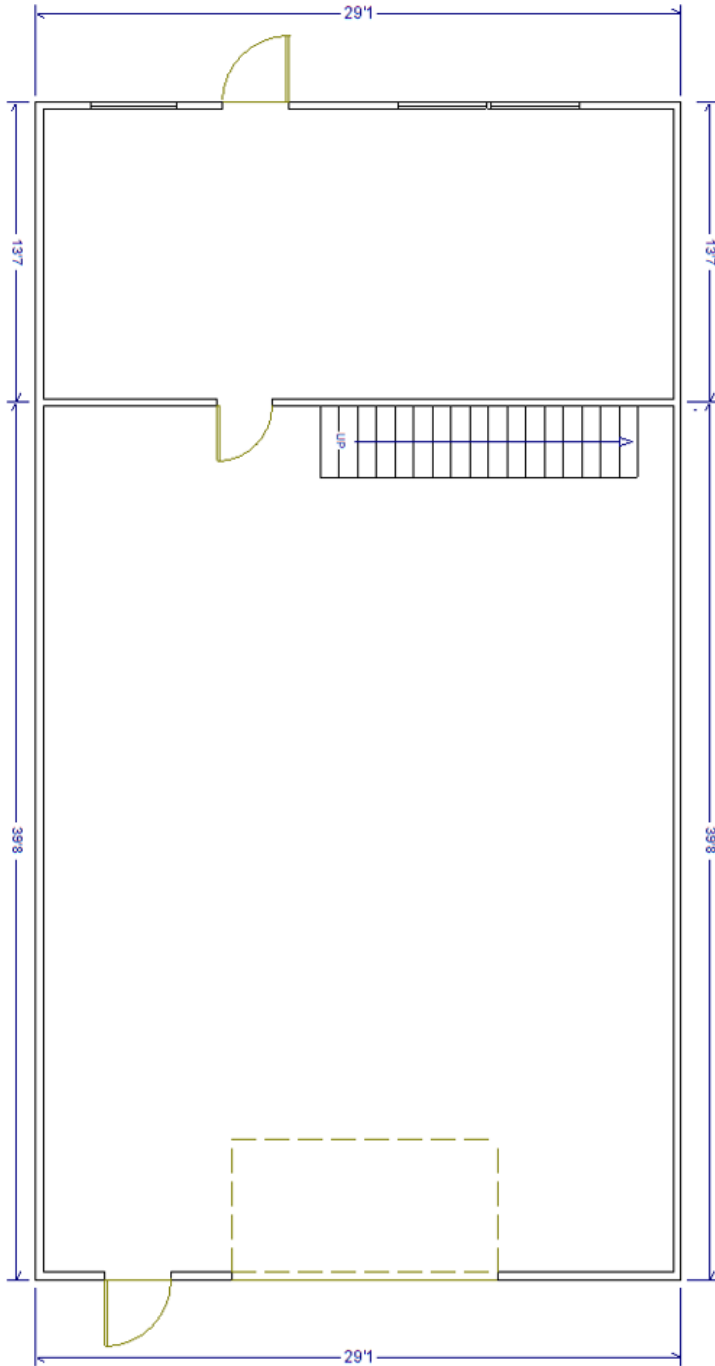


Diagram may not be to scale



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