

# FOR LEASE

4731 61 STREET  
RED DEER, AB





## About the Property

Located in the busy Riverside Light Industrial Park in Red Deer, this 1,920 SF unit offers an excellent opportunity for businesses seeking functional and versatile space.

The unit features an open shop area with a washroom and an overhead door, complemented by two levels of front-facing windows that provide plenty of natural light. Additional amenities include radiant heat and fluorescent lighting. With a ceiling height of approximately 19 feet, the space is well-suited for a variety of light industrial or service-based uses requiring vertical storage.

Tenants also benefit from access to a fully paved shared yard, offering easy maneuverability for vehicles and equipment.

***\*\*Currently the space is open to the neighboring Unit 100, a demising wall is to be built upon a finalized Lease.***

***\*\*Note the Tenant in Unit 100 has a short Right of First Refusal upon an Offer being received on the subject Unit 110.***

### LEGAL DESCRIPTION

Plan 0123513, Block 9, Lots 7 & 8

### UNIT SIZE

1,920 SF

### LOCATION

Riverside Light Industrial Park

### ZONING

I1 - Industrial (Business Service) District

### LEASE RATE

\$11.00 PSF

### ADDITIONAL RENT

\$4.80 PSF

### MONTHLY RENT

\$2,52800 + GST

### POSSESSION

Immediate

# Unit 110

## UNIT SIZE

1,920 SF

## POSSESSION

Immediate

## LOADING

12' x 14' Drive-In Bay

## HVAC

Radiant Heat

## CEILING HEIGHT

19' approx.

## LIGHTING

Fluorescent

## YEAR BUILT

2006

## YARD

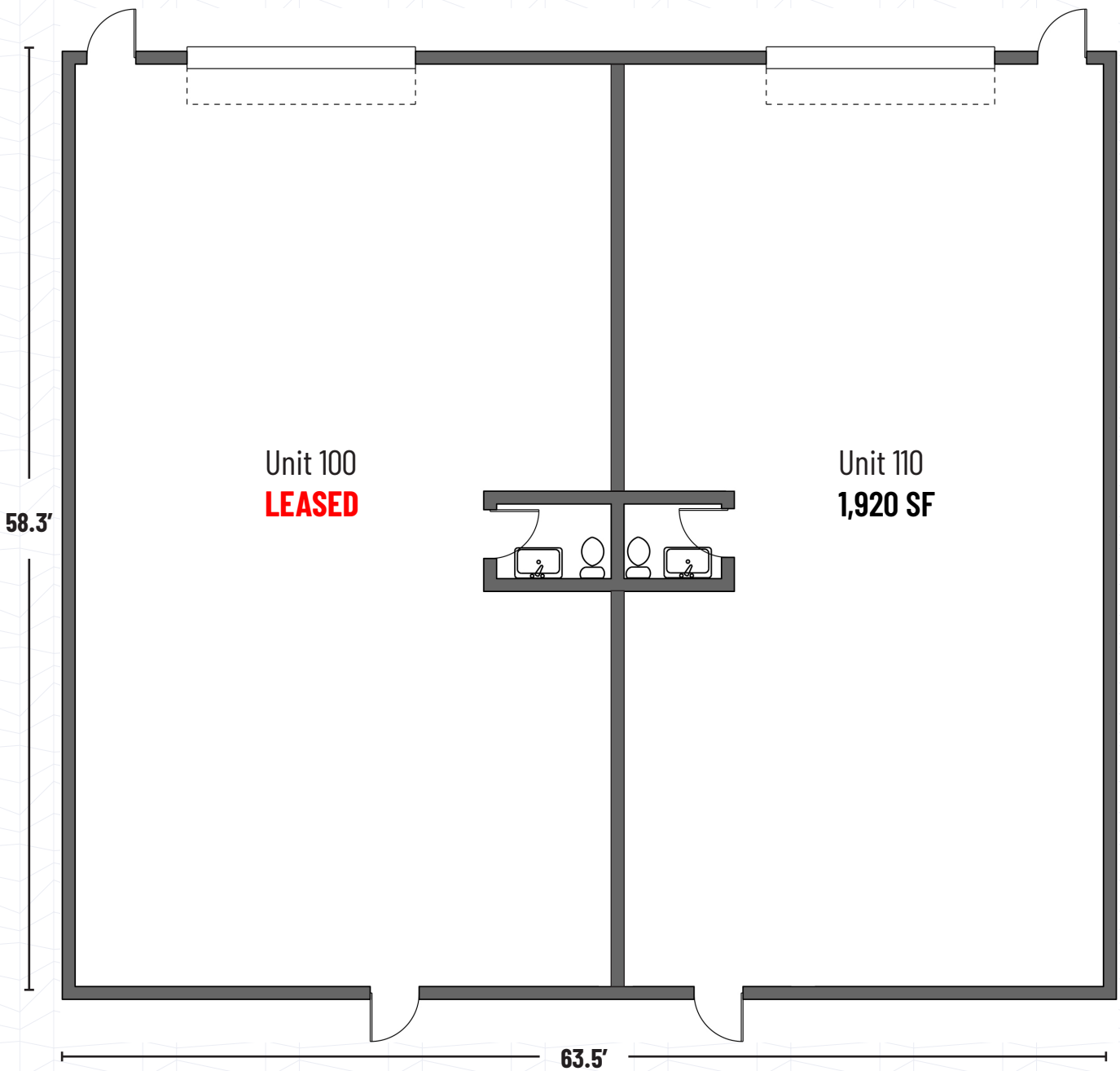
Fully paved shared/common area

## FEATURES

- > Washroom
- > Large open shop



# Floor Plan





## Central Alberta's Ambassador for Commercial Real Estate



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