

# \$6 - 3, 4622 61 Street, Red Deer

MLS® #A2215899

**\$6**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.50 Acres

Riverside Light Industrial Park, Red Deer,  
Alberta

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 each Unit having loading access at grade level. Unit consists of 1 office, 1 washroom and the rest warehouse/open space. Open/warehouse space is offers flexibility for use/operations. 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. Current NNN is \$4.80 per sq. ft.

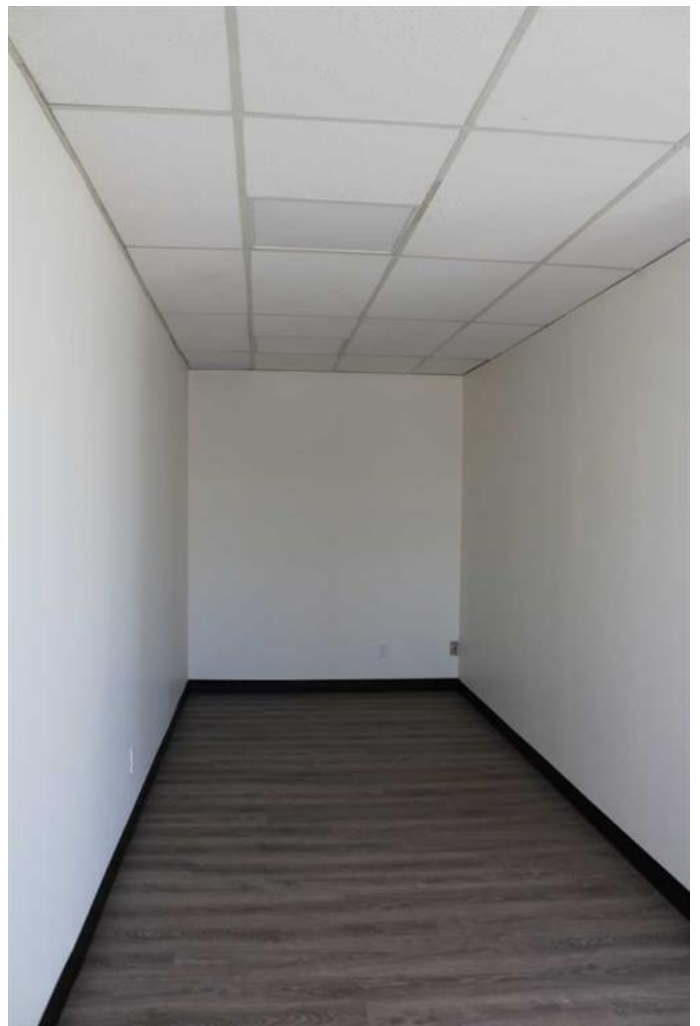
Built in 1976

## Essential Information

MLS® #	A2215899
Price	\$6
Bathrooms	0.00
Acres	2.50
Year Built	1976
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	3, 4622 61 Street
Subdivision	Riverside Light Industrial Park
City	Red Deer
County	Red Deer



Province	Alberta
Postal Code	T4N 2R2

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	95
Zoning	IC

### **Listing Details**

Listing Office	Century 21 Maximum
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