

# \$6 - 1, 4622 61 Street, Red Deer

MLS® #A2183062

**\$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 2 overhead doors at grade level. There is a side loading dock with a manual Dock Leveler and an additional grade level dock in the rear of the warehouse. With 6,472 square feet of open warehouse, the space offers flexibility for various use/operations. 2 washrooms and a 262 square foot office/reception complete the space. Total space is 6,784 square feet. Current NNN is \$4.60 per sq. ft. for 2025. Property Taxes are included in NNN. The Annual Basic 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.



Built in 1976

## Essential Information

MLS® #	A2183062
Price	\$6
Bathrooms	0.00
Acres	2.50
Year Built	1976
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	1, 4622 61 Street
Subdivision	Riverside Light Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 2R2

### **Additional Information**

Date Listed	December 10th, 2024
Days on Market	91
Zoning	IC

### **Listing Details**

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.