

FOR LEASE

100-110, 4731 61 STREET
RED DEER, AB





About the Property

Nestled in the heart of the thriving Riverside Light Industrial Park in Red Deer, this exceptional corner double unit presents a prime leasing opportunity spanning 3,885 square feet. Strategically positioned, this unit offers optimal visibility and accessibility within the park's central hub. Boasting a predominantly open layout, the space is bathed in natural light streaming in from windows on two sides, fostering a pleasant and conducive work environment.

Featuring a small reception room, two well-appointed washrooms, and two sizable 12'x14' overhead doors, the unit is tailored to meet diverse business needs. Equipped with radiant heating, fluorescent lighting, an exhaust fan, and a sump, comfort and functionality are prioritized throughout. With a generous ceiling height of approximately 19 feet, the unit offers ample vertical space for storage or specialized equipment.

Outside, tenants benefit from a fully paved shared/common yard area, facilitating seamless maneuverability for vehicles and equipment. Additionally, the property holds the potential for subdivision into two separate units—Bay 100 (1,965 square feet) and Bay 110 (1,920 square feet)—with terms and rates subject to negotiation.

Not asking lease rate is an incentive rate for Year 1 of a long term lease.

LEGAL DESCRIPTION

Plan 0123513, Block 9, Lot 14

UNIT SIZE

1,920 SF - 3,885 SF

LOCATION

Riverside Light Industrial Park

ZONING

I1 - Industrial (Business Service) District

LEASE RATE

\$10.00 PSF*

ADDITIONAL RENT

\$4.40 PSF

MONTHLY RENT

\$2,304 - \$4,662 + GST

POSSESSION

Immediate

Unit 1

UNIT SIZE

Unit 100: 1,965 SF

Unit 110: 1,920 SF

Total: 3,885 SF

LOADING

(2) 12' x 14' Drive-In Bays

HVAC

Radiant Heat/Exhaust Fan

CEILING HEIGHT

19' approx.

LIGHTING

Fluorescent

YEAR BUILT

2006

DRAINAGE

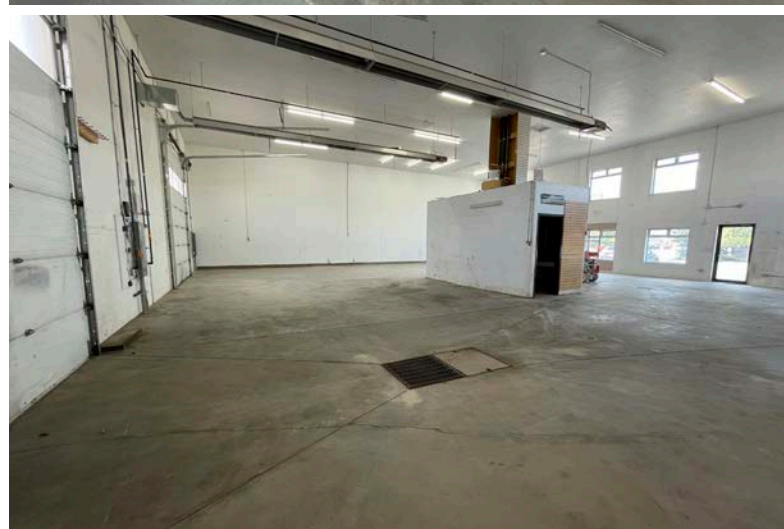
Double Compartment Sump

YARD

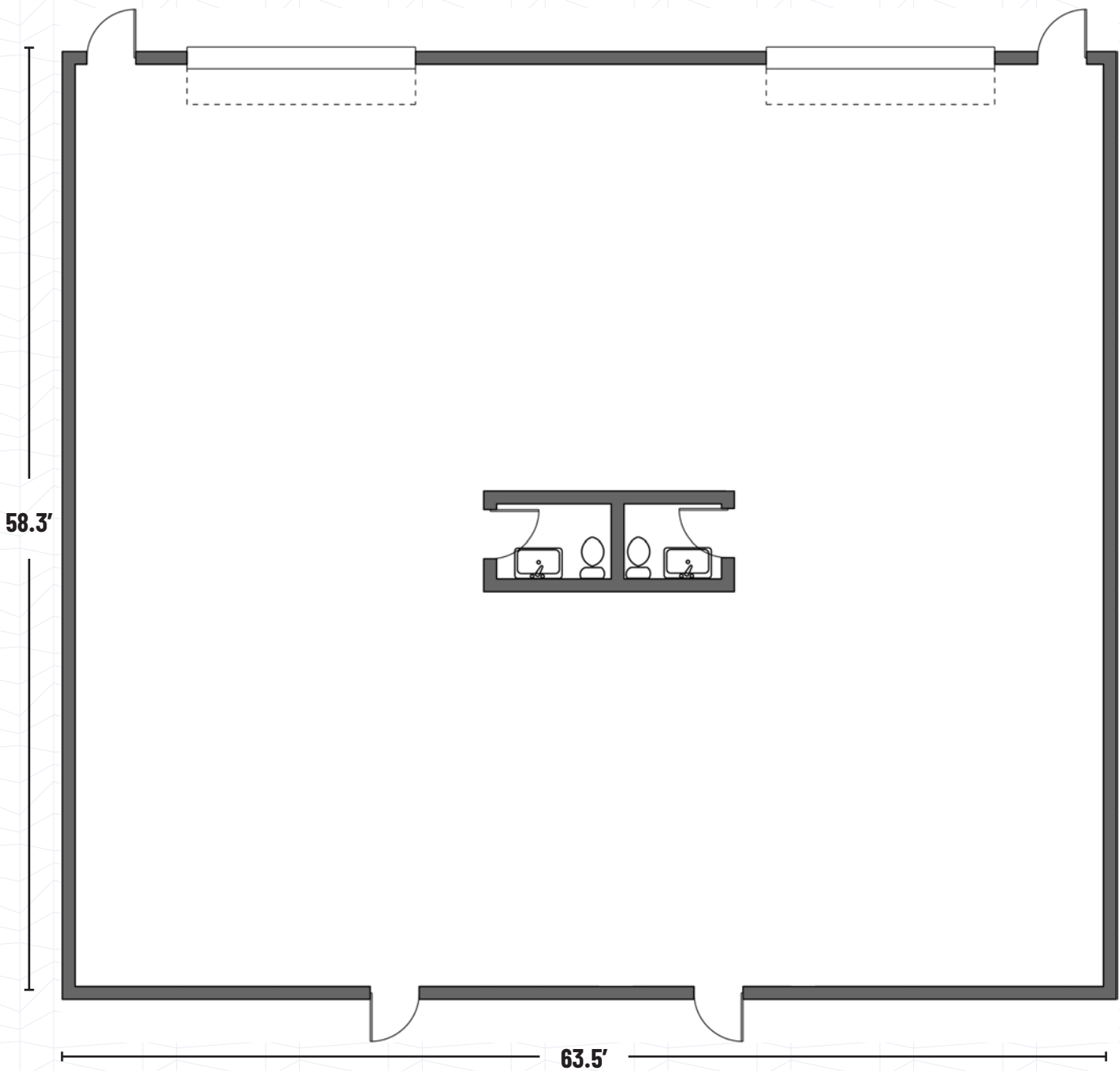
Fully paved shared/common area

FEATURES

- > Reception/Waiting Area
- > (2) Washrooms
- > Large open shop



Floor Plan





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