

FOR LEASE

9, 4699 61 STREET
RED DEER, AB





About the Property

Presenting a unique opportunity to lease an end-cap industrial condo in Riverside Light Industrial Park. This corner unit offers a welcoming front showroom and reception area, ideal for businesses seeking a professional presentation space. The unit features expansive corner windows, flooding the interior with natural light and creating an open, inviting atmosphere. Functional additions include an overhead door for easy loading and unloading, a kitchenette for staff convenience, and dedicated paved parking areas in both the front and rear of the property.

The building's exterior has recently been updated with fresh stucco and paint, enhancing its curb appeal and aligning with a modern, well-maintained aesthetic.

Please note, the walk-in cooler and chandelier visible in the photos are property of the current tenant and will not be included in the lease.

Possession terms are negotiable, offering flexibility to meet tenant requirements. This Riverside Industrial Condo is a compelling choice for businesses ready to elevate their operations in a strategic, accessible location.

LEGAL DESCRIPTION

Condo Plan 0320750, Unit 9

UNIT SIZE

1,179 SF

LOCATION

Riverside Light Industrial Park

ZONING

IC - Industrial Commercial (Mixed Use)

LEASE RATE

\$12.00 PSF

ADDITIONAL RENT

\$7.27 PSF

MONTHLY RENT

\$1,893.28

POSSESSION

Negotiable





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