

# \$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 \$4.80 per sq. ft. for 2025. Property Taxes are included in NNN. 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.

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	217
Zoning	IC

### **Listing Details**

Listing Office	Century 21 Maximum
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