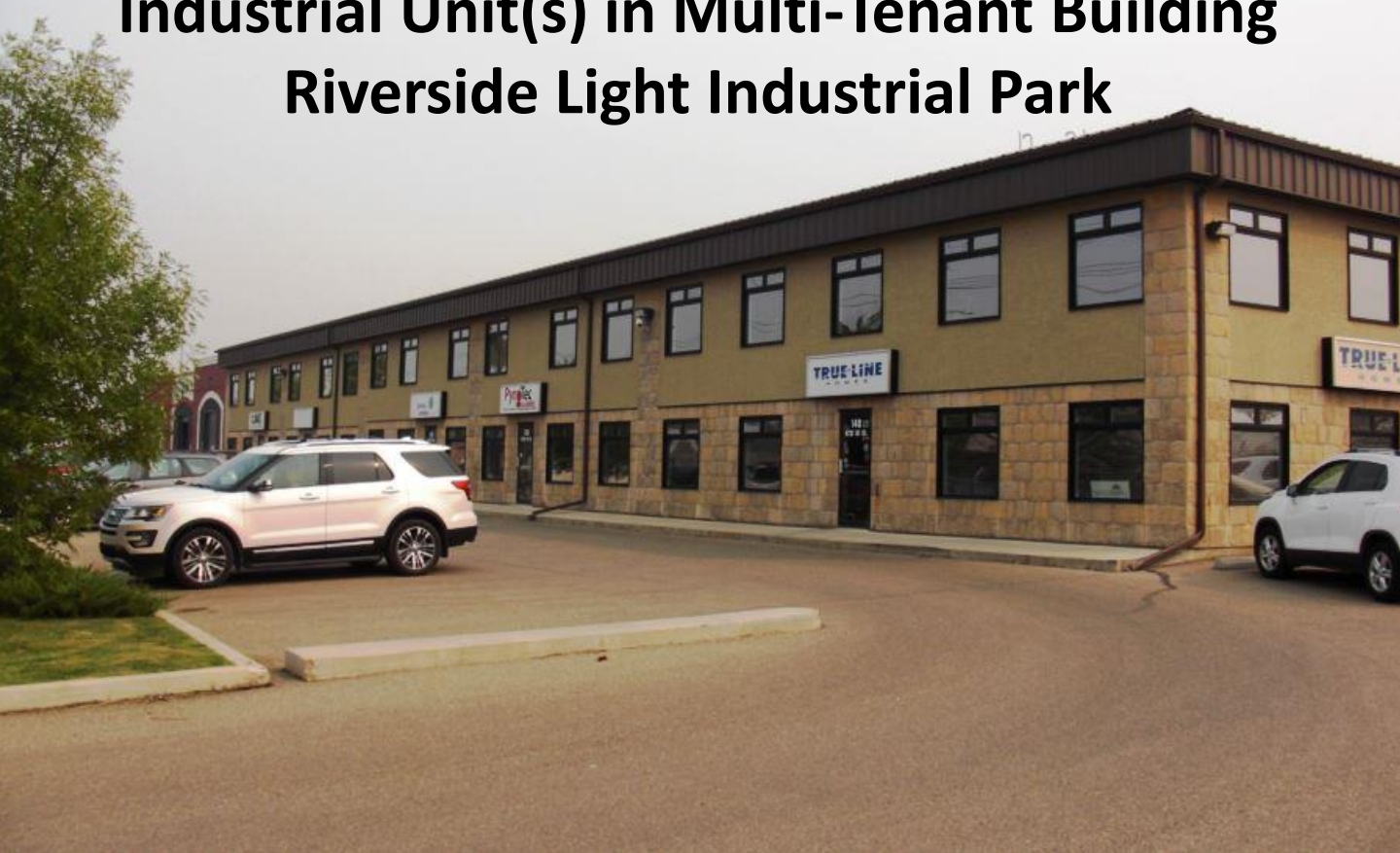


Mike Williamson | Advantage Commercial | 403.346.6655 ext. 206 | mike@advantagecommercial.ca

Josh Magnussen | Colliers International | Associates | 403.771.2064 | josh.magnussen@colliers.com

FOR LEASE

Industrial Unit(s) in Multi-Tenant Building Riverside Light Industrial Park



@ mike@advantagecommercial.ca



403-346-6655



Century Centre, #203, 4807 – 50th Avenue
Red Deer, Alberta, T4N 4A5



www.commercialandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

Municipal Address:

4731 – 61 Street Red Deer, AB

Legal Description:

Lot 7 Block 9 Plan 012-3513

Size:

Starting at 1,940sf

Base Rate:

Varies Depending on Unit

NNN:

\$4.24/sf

Zoning:

I-1 Light Industrial

Additional Notes:

See Feature Sheets Below



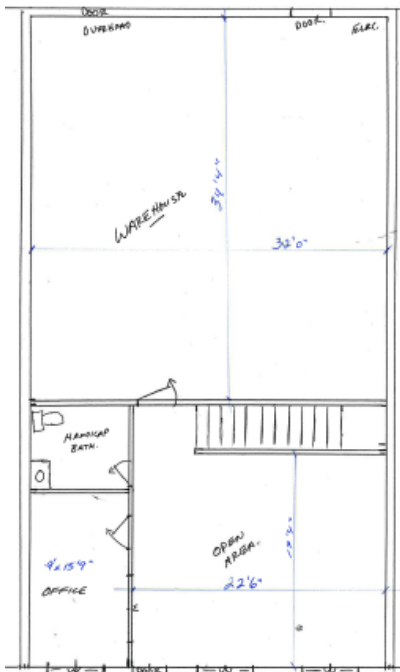
commercialandsales.com



| | | | | | |
|--------------------|--|-----------------|--------------------------|--------------|--|
| CODE: | Riverside Developments – True Line | ADDRESS: | 130, 4731 – 61 St | ZONING | I1 |
| SQ. FT. | 1,940 Main + 800 2nd Floor | LOT: | 7 | BLOCK: | 9 |
| | | CONDO UNIT | | PLAN: | 012-3513 |
| DIMENSIONS | | CONDO PLAN | | | |
| | | WASHROOMS | 2 | UTILITIES: | Tenant pays power and natural gas |
| OFFICE/AREA: | Yes | NO. OF OFFICES | 2 | MEZZANINE | Yes – Developed |
| YARD: | Paved/Shared | OVERHEAD DOORS: | 1 – 12' x 14' | SUMP: | No |
| BASE RATE/SQ. FT.: | \$12.30 (Based on Main Floor Only) | BASE RENT/MTH: | \$1,988.50 | LOADING DOCK | No |
| EST. NNN/SQ. FT. | \$4.24 | EST. NNN/MTH: | \$685.47 | ESC. | Yes – Negotiable |
| LSE TYPE (NNN/G): | NNN | TOTAL/MTH: | \$2,673.97 | | |
| KEYS: | See Mike | AVAILABLE: | Immediate | | |

NOTES Attractively developed space in centrally located Riverside Industrial Park. Part of a multi-tenant "U" shaped building. Features include large reception/showroom area, 1 office and washroom on main. **Finished mezzanine is an additional approx 800sf** with windows and features large open area (could be a boardroom), coffee counter with sink, office and washroom. Laminate flooring throughout main office area, carpeting on mezzanine. Shop is nice and bright with additional storage under 2 stairwells, infrared heating, and 12'x14' overhead door. Fully paved.

Main



Mezzanine

