



**FOR LEASE**

**2,341 Sq.Ft.**

**Riverside Light Industrial**



**Listing Agent – Mike Williamson - [mike@advantagecommercial.ca](mailto:mike@advantagecommercial.ca)**



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Century Centre, #203, 4807 – 50<sup>th</sup> Avenue  
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# LEASE OPPORTUNITY

**Municipal Address:**

140, 6040 - 47 Ave, Red Deer, AB

**Legal Description:**

Lot CDE Block 7, Plan 072-2954

**Building Area:** 2,341 Sq.Ft.

**Base Rate:** \$13.50/Sq.Ft.

**NNN:** \$4.51/ Sq.ft

**Total Monthly:** \$3,513.45

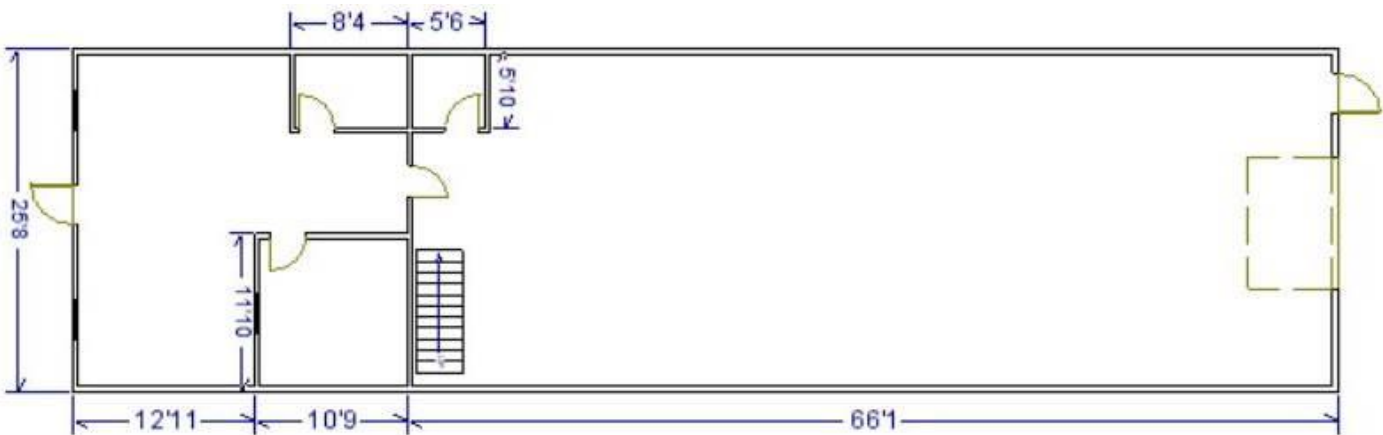
**Availability:** Negotiable

**Zoning:** I-1

- fenced storage compound
- 150 amp power supply | radiant heat
- paved front and rear yards
- Good sized reception | Large office
- 2 washrooms | 2 compartment sump
- 18' ceiling height | storage mezzanine
- compressed air lines throughout shop.



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