

**CENTURY 21 ADVANTAGE  
COMMERCIAL<sup>®</sup>**

**For Sale or Lease**

**Excellent  
Riverside Location**



**#3 4621 63 St  
Red Deer, Alberta**

**Wes Giesbrecht**  
403.350.5674  
wes@advantagecommercial.ca  
www.advantagecommercial.ca

**CENTURY 21<sup>®</sup>**  
Advantage  
905-4747 67 St  
Red Deer, AB, T4N 6H3  
Office: 403.346.0021



# CENTURY 21 ADVANTAGE COMMERCIAL<sup>®</sup>

**Municipal Address:**

#3, 4621 63 Street, Red Deer, AB

**Legal Description:**

9824293; 3

**Size:**

1,371 sq ft

**Taxes (2020):**

\$3,791

**Age:**

1998

**Zoning:**

I1- light industrial

**Available:**

Immediately

**Sale price:**

\$209,900

**Lease Price:**

\$6.00/psf

**NNN:**

\$5.50

**TOTAL ASKING PRICE:** \$1,314/ month

**Property details:**

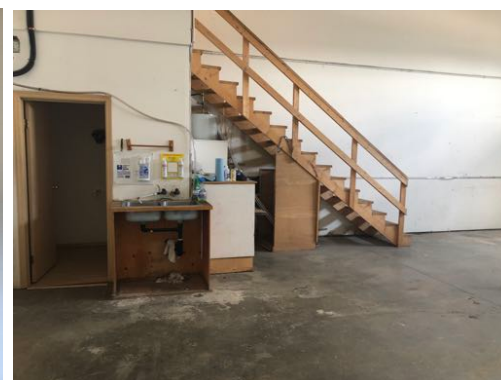
- Paved parking
- Large reception area
- 37'x 25' Shop
- 14'x 12' over head door
- Developed mezzanine
- Radiant heat in shop
- Grade loading



The information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

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