

WELL MAINTAINED INDUSTRIAL SHOP

FOR LEASE

Bay#6 4646 Riverside Dr, Red Deer



LOCATION:

Riverside Industrial



SITE AREA:

Industrial with Office



BUILDING SIZE:

±2,907 Sq Ft



ZONING:

I1- Industrial



PRICE:

\$11.50 Per SF

PRESENTED BY

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PROPERTY DETAILS/ PHOTOS

PROPERTY DETAILS

MUNICIPAL:	#6 4646 Riverside Drive, Red Deer
LEGAL LAND DESCRIPTION:	Block: CDE, Lot: 6 Plan: 9423962
TOTAL SIZE:	Total size of building SF of building = 2,907 SF
YEAR BUILT:	1994
ZONING:	IC - Light Industrial
PARKING:	Front paved parking lot

FOR LEASE

LEASE PRICE:	\$11.50 PSF/ \$2,785.87 Monthly
NNN:	\$7.05 PSF/ \$1,707.86 Monthly
TOTAL:	\$4,493.73 Monthly

*Plus GST

PROPERTY TOUR 



THE PROPERTY

#6 4646 RIVERSIDE DRIVE

FOR LEASE - 2,907 SF well kept industrial condo located in a high visible location on Riverside Drive available for lease. This building includes:

BUILDING HIGHLIGHTS:

- » Reception /show room
- » Staff kitchen area
- » Second floor (1,800 SF) office space
- » Five offices in total
 - 3x offices on the main floor
 - 2x offices on the second floor
- » Large open area on the second floor which can be used as a boardroom
- » Additional room which can be used for storage or an office
- » Mezzanine storage
- » 12' X 14' overhead bay door
- » Fenced compound
- » Additional shed in compound
- » Front paved parking
- » Two washrooms

The property is listed for lease at \$11.50 Per Square Feet and the estimated operating cost for 2024 is \$7.05 Per SF.

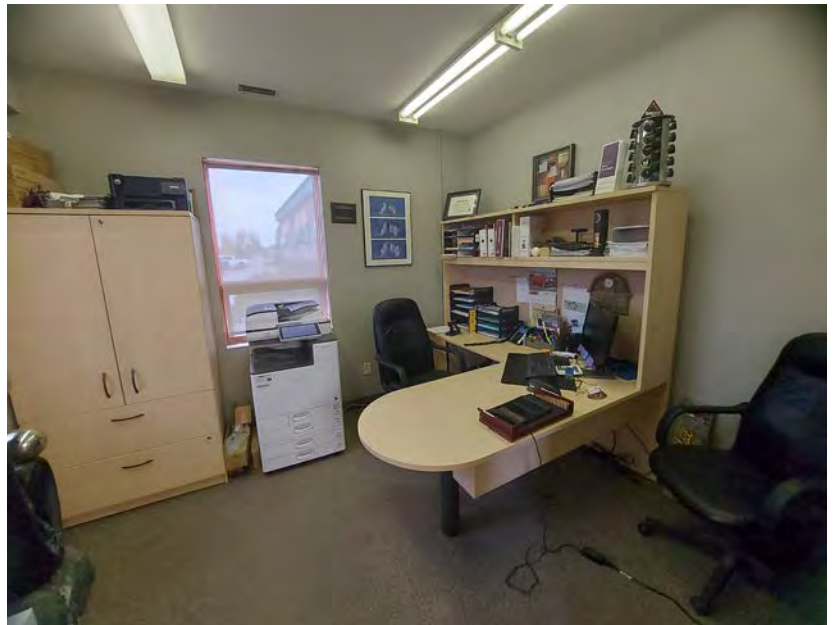


FLOOR PLANS / PHOTOS

MAIN FLOOR

2,907 Square Feet:

- Large reception / store front
- Three large offices
- Kitchen area
- Two washrooms
- Open shop area with a 12' x 14' OH Door
- Paved yard with parking in the front and back
- Fenced compound with a storage shed



FLOOR PLANS / PHOTOS

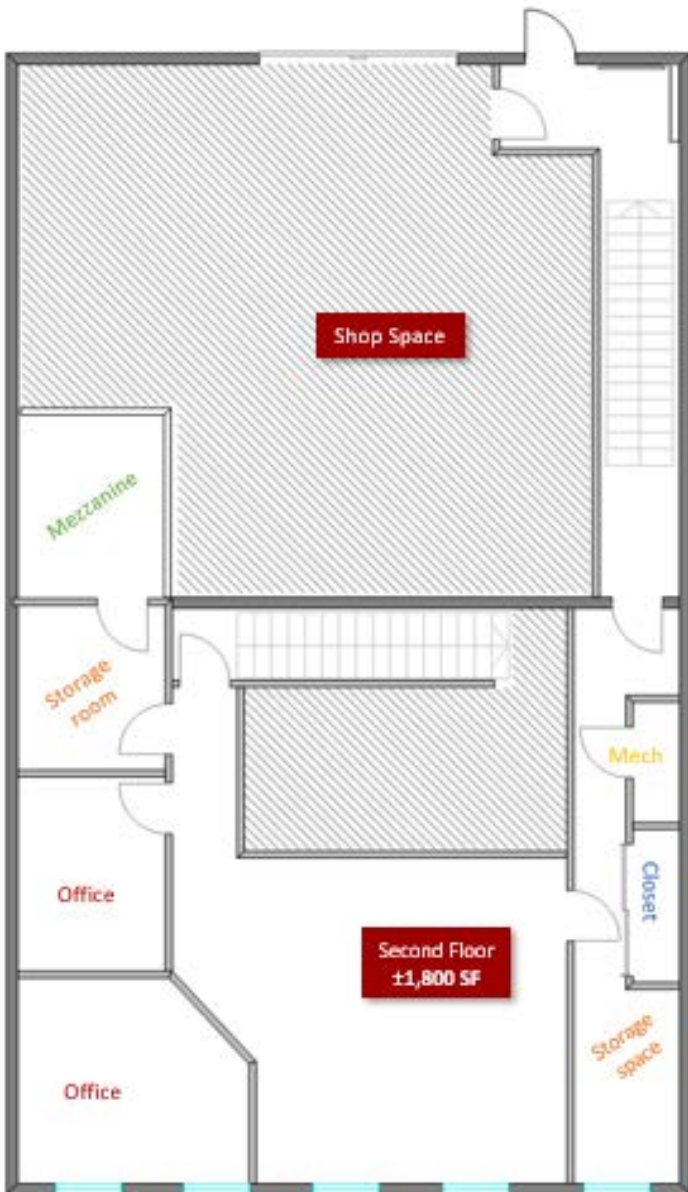


FLOOR PLANS / PHOTOS

SECOND FLOOR

1,800 Square Feet :

- Large open space which can be used as a boardroom
- Two offices
- Additional room that can be used as storage or additional office space
- Storage mezzanine off the additional room
- Additional storage space



FLOOR PLANS / PHOTOS



LOCATION / MAP



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