

CENTURY 21 ADVANTAGE COMMERCIAL[®]

For LEASE

PRICED AT 12.00/PSF



#5, 4630-61st Ave
Red Deer, Alberta

Wes Giesbrecht
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CENTURY 21.
Advantage

#206, 4807-50th Ave
Red Deer, AB, T4N 4A5
Office: 403.346.0021



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Municipal Address:

#5, 4630-61st Ave, Red Deer, AB

Legal Description:

Lot 1; Block CDE; Plan 0022459

Bay Size:

7,632 SQ. FT Total

Bay #5-5,178 SQ FT. & Back part of Bay #6 -2,454 SQ FT

Site area:

2.5 acres

Taxes (2023):

\$9,140.00

Age: 2017**Zoning:**

IC - Industrial/Commercial (Mixed Use) District

Available:

Negotiable

LEASE PRICE:

\$12.00/PSF

+ \$3.50 NNN

Property details:

- Superb street access-Riverside Industrial



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ZONING - #5-4630-61st. Ave Red Deer, Alberta

City of Red Deer Land Use Bylaw 3357/2006

City of Red Deer Land Use Bylaw 3357/2006

6.5 IC Industrial/Commercial (Mixed Use) District

General Purpose

²The general purpose of the IC Industrial/ Commercial District is to allow for light industrial, commercial and recreational uses that are compatible and complementary to one another, the operation of which create or emit little to no noises, odours, dust, fumes or other factors which are regarded as nuisances. The IC District is intended for the Riverside Light Industrial area, areas identified within an area structure plan, and light industrial areas adjacent to major commercial areas.

1. IC Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any development legally existing or legally approved prior to the passing of Bylaw 3357/M-2019
(ii)	Accessory buildings or uses (excluding sales)
(iii)	Accessory sales related to manufacturing, processing &/or distribution of any article
(iv)	Accessory sales of used trucks, automobiles, and used vehicles whose function is for recreation, providing that collectively there are not more than three units for sale on the site at any one time.
(v)	Building Sign
(vi)	Freestanding Sign
(vii)	Industrial Support Services
(viii)	Manufacture, processing, distribution, repair, servicing, and/or rental of any articles
(ix)	Service Stations
(x)	Warehousing
(xi)	Outdoor Storage
(b) Discretionary Uses	
(i)	Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/M-2019 Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Animal Services
(iii)	Auction Marts (excluding livestock)
(iv)	Dynamic Fascia Sign
(v)	Dynamic Freestanding Sign
(vi)	Crematorium
(vii)	Dangerous goods occupancy
(viii)	Restaurant
(ix)	Sale of large trucks over 10,000 KG, Manufactured Homes, heavy

	construction equipment & machinery
(x)	Sale of horse, stock & light flat deck & cargo trailers
(xi)	Transportation, communication or utility facility
(xii)	Industrial Trade Schools (max. capacity of 60 persons))
(xiii)	Accessory outdoor display or sale of goods
(xiv)	Pet Crematorium
(xv)	Indoor Recreation Facility
(xvi)	Industrial/Commercial Training Facility up to 929m ² of the gross leasable area of the lot on which it is located
(xvii)	Microbrewery
(xviii)	Office up to 929m ² of the gross leasable area of the lot on which it is located
(xix)	Supporting Merchandise Sales

2. IC Development Standards

(a) Table 6.5 IC Development Standards

Regulations	Requirements
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	6.0 m
Side Yard Minimum	6.0 m
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum Front Yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Spaces	Subject to section 3.7
Site Area Minimum	929.0 m ²
Frontage Minimum	22.0 m

- (b) The IC District is subject to any applicable development standards listed within section 6.6 General Industrial District Regulations.
 (c) All Development shall meet the requirements of section 7.15 Major Entry Areas Overlay District.
 (d) ¹DELETED

¹ 3357/M-2019

² 3357/E-2021

¹ 3357/L-2020





4630-61st Ave
Red Deer, Alberta

Total Leasing Prices (basic rent &. NNN costs)

Bay #5 (5,178 sq ft)= \$6,904.00/month

Bay #6 (2,454 sq ft)= \$3,272.00/month

Combined rent = \$10,176.00/month

COMPLETELY RENOVATED SHOP/ OFFICE SPACE in Riverside Light Industrial Park. The bay 5 (5,178 sq ft) and a part of the back of bay 6 (2,454 sq ft) is comprised of a total of 7,632 SF on the main shop, office space that includes a reception area, office, storage room and a total of three washrooms and 6700+/- sq ft of total shop space. There is one 14' high overhead door at the front, two additional 12' OHD's at the rear, a dual compartment sump w/ oil separator and grating for floor drains, lots of paved parking out front with newer asphalt. secured yard space around the back/ side. In addition, there's a 510 SF developed, mezzanine, that includes an open space, two offices for staff room, kitchen area or just more office space and another washroom w/ shower. This condo bay is perfect for any Fabrication, mechanic or Tradesman (plumbing, electrical or auto body shop. Loads of power and 220v plugs everywhere, air/ water lines plumbed in throughout, Overhead Resnor shop heaters, roof-top HVAC units for office heat/ AC. Additional rent of \$3.50 for the 2022 budget year.

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