

INDUSTRIAL OFFICE SPACE
FOR LEASE
4605A 63 STREET, RED DEER



LOCATION:

Riverside
Industrial Park



SITE AREA:

Unit A
End Unit



SIZE:

±4,781
Square Feet



ZONING:

I1 - Industrial Light
Zoning



PRICE:

\$12.00 Per
Square Feet

PRESENTED BY

CAM TOMALTY

403.350.0075

cam@remaxcprd.com

JEREMY MAKILA

403.373.7333

jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

4605A - 63 STREET, RED DEER

RIVERSIDE INDUSTRIAL PARK

FOR LEASE - 4,781 SF main plus 1,800 SF on the second floor. This beautifully kept property is centrally located in Riverside Light Industrial with easy access to Highway 2 and all areas of Red Deer. This space features:

- » **7 offices on main floor**
- » **Small and large boardroom**
- » **Staff area/ kitchen**
- » **Large shop space with 2x overhead doors (14'X 14' and 12' X 12')**
- » **Second floor mezzanine with 56 more offices and a bullpen area**
- » **Built in 1997 and renovated in 2006**
- » **Air conditioning and a security system**

The estimated operating cost for this property is \$5.95 Per Sq Ft for the 2023 year.



PROPERTY DETAILS/ PHOTOS

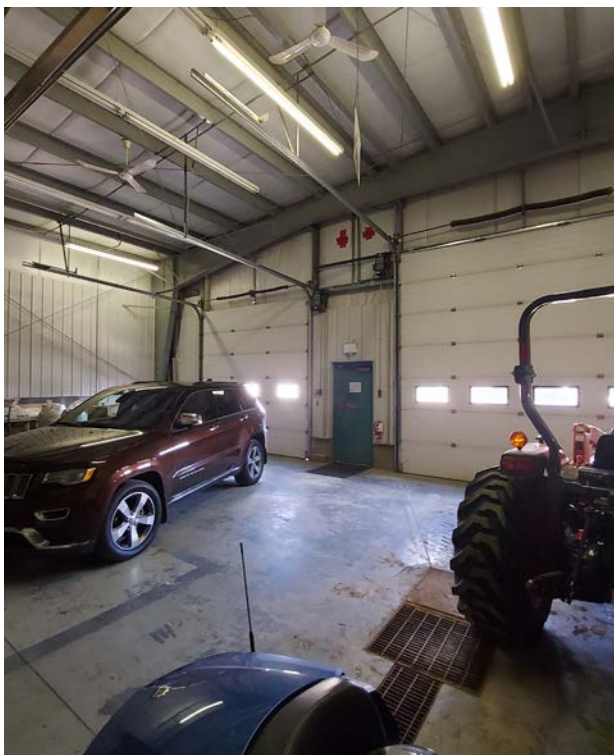
PROPERTY DETAILS

MUNICIPAL:	4605A - 63 Street, Red Deer, Alberta
LEGAL LAND DESCRIPTION:	Plan: 9723838, Block: 1, Lot: CDE
TOTAL SIZE:	Main Floor = 4,781 SF Second Floor = 1,800 SF
ZONING:	I1- Light Industrial Zoning
YEAR BUILT:	1997 - Renovated in 2006
PARKING:	Common Front Parking Lot & side of building
YARD:	Shared with neighbor, fenced & locked
LEASE PRICE:	\$12.00 Per SF/ \$4,781 Monthly
NNN COST:	\$5.95 Per SF/ \$2,370.58 Monthly
TOTAL COST:	\$7,151.58 Monthly

*Tenant is responsible utilities

** Tenant is responsible for GST

PROPERTY TOUR

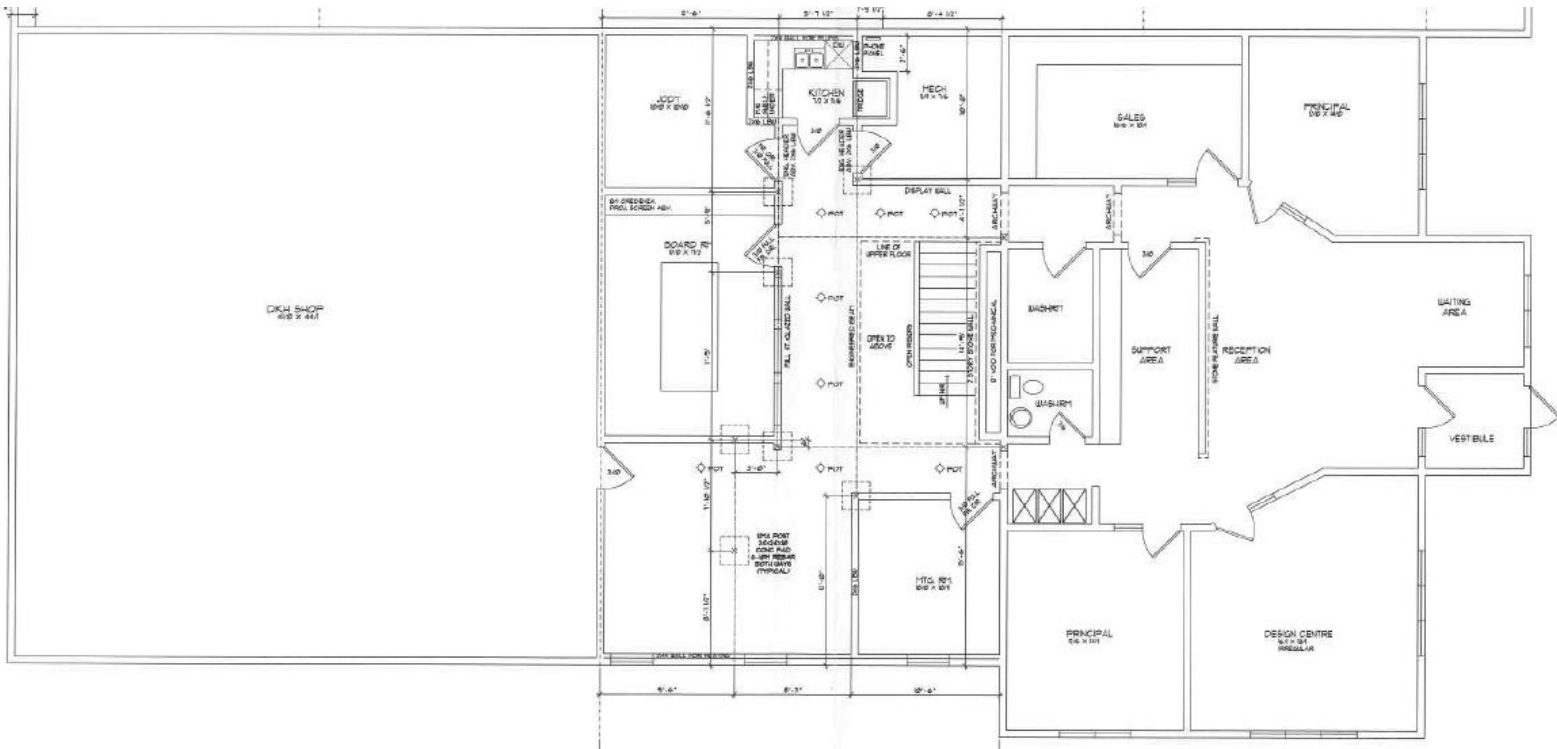
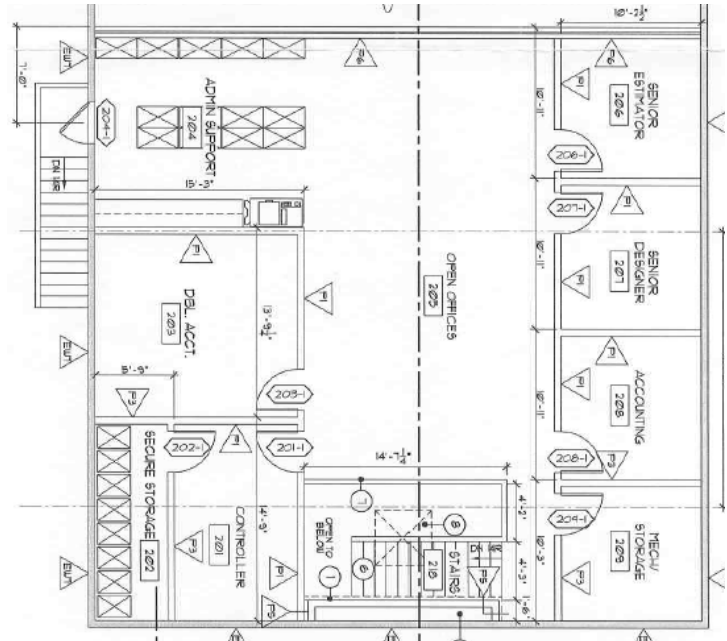


FLOOR PLANS

Current Floor Plan

Mezzanine - ±1,800 SF Space with 5 office and a bullpen area

Main Floor - ± 4,781 SF main floor which includes: front office space with 4 large offices/ flex rooms. Large shop space with 2x overhead doors and additional office space with 3 more offices, a boardroom and a staff kitchen.



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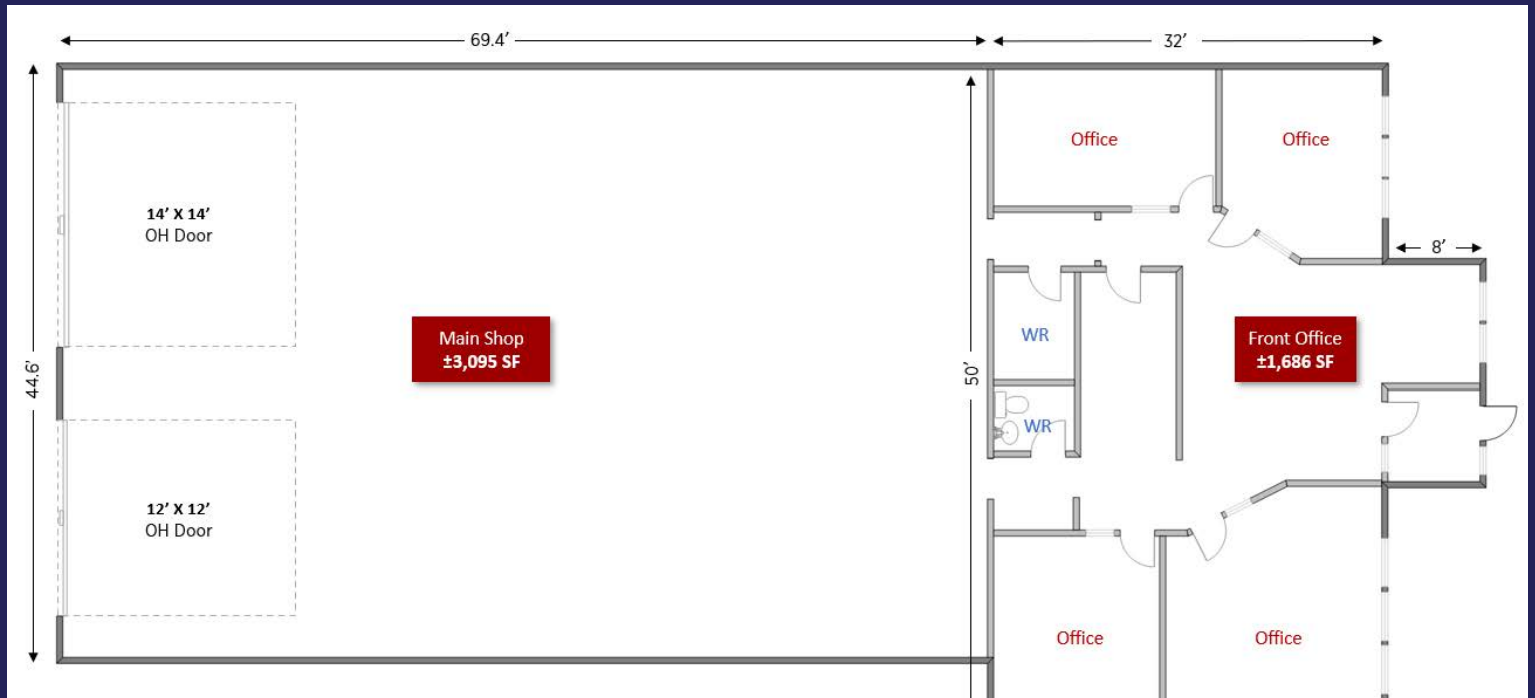
RE/MAX
COMMERCIAL
PROPERTIES

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POTENTIAL FLOOR PLAN

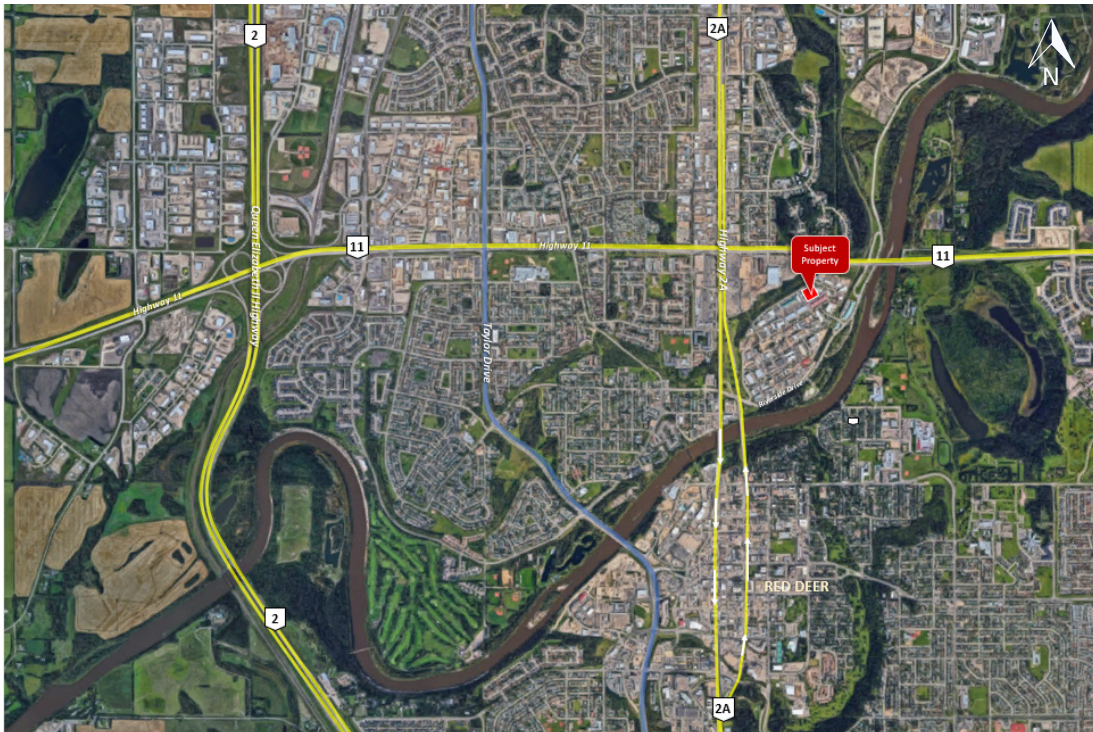
Mock up

± 4,781 SF - 1,686 SF Front office space which includes 4 large office / flex rooms, washrooms and a reception/ waiting room. Removing the mezzanine and back office area in the shop, allowing the shop more room at 3,095 SF of full shop space



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LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

DONNA CLARK
Licensed Assistant/
Office Manager
donna@remaxcprd.com

ANNIKA GARDNER
Unlicensed Assistant/
Marketing Director
annika@remaxcprd.com

RE/MAX
COMMERCIAL
PROPERTIES

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777

www.reddeercommercial.com