



COMMERCIAL INVESTMENT NETWORK
Advantage Commercial

Century Centre, #203, 4807 – 50 Avenue, Red Deer, Alberta, T4N 1X2
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 Advantage Commercial is a Division of Century 21 Advantage.

INDUSTRIAL PROPERTY FOR LEASE

(INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED AS SO.)

CODE:	Kallis Riverside	ADDRESS:	#6, 4625-63rd Street	ZONING	I-1
SQ. FT.	1,632	LOT:		BLOCK:	
		CONDO UNIT	6	CONDO PLAN	982-0317
DIMENSIONS		WASHROOMS	1	UTILITIES:	Tenant pays power and natural gas
OFFICE/AREA:	Yes	NO. OF OFFICES	1	MEZZANINE	Yes – Storage
YARD:	Common	OVERHEAD DOORS:	1 – 12'x14'	SUMP:	Yes
BASE RATE/SQ. FT.:	\$14.50	BASE RENT/MTH:	\$1,972.00	LOADING DOCK	No
EST. NNN/SQ. FT.	\$3.00	EST. NNN/MTH:	\$408.00	ESC.	Yes – Negotiable
LSE TYPE (NNN/G):	NNN	TOTAL/MTH:	\$2,380.00		
KEYS:	Office	AVAILABLE:	Immediate		
NOTES	<p>Nice and clean bay in Riverside Light Industrial with reception area, 1 office, 1 washroom and warehouse space with sink. Attractive tile flooring and colors in the front office area. Mezzanine is open and suitable for storage. Radiant heat, sump and florescent lighting in shop. Fenced yard is common and there is a designated open area for exclusive use by the Tenant of this space. The building's meter room is under the stairs and will require access by utility companies.</p>				

This Diagram may not be accurate or to scale.

