



# FOR SALE

## Multi-Tenant Industrial Building and Land Riverside Industrial Park in Red Deer, AB



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson

# RD Stucco Building

## 4657 (4669) – 62 Street



Century Centre, #203, 4807 – 50<sup>th</sup> Avenue, Red Deer, Alberta, T4N 4A5  
Phone: (403)346-6655 Fax: (403)341-7813 E-mail: [lloyd@canadacommercial.ca](mailto:lloyd@canadacommercial.ca)  
[www.commercialandsales.com](http://www.commercialandsales.com)

Advantage – Commercial is a Division of Century 21 - Advantage

- MUNICIPAL:** • 4657 – 62 Street Red Deer, AB
- LEGAL:** • Lot 39 Block 3 Plan 942-3506
- LAND:** • 1.12 Acres
- BUILDING DESCRIPTION:**
- 11,375sq.ft consisting of 4 Bays
  - Wood frame, stucco and flat built up tar & gravel roof
  - 6 overhead doors of 12' x 14' + 2 – 14' x 14'
  - Office development in front of bays with developed mezzanine
  - Built in approx 1991
- PROPERTY TAXES:** • \$19,242.07 (2009)
- LIST PRICE:** • **\$1,700,000.00**

**CURRENT LEASE DETAILS:**

BAY	TENANT	SQ.FT.	EXPIRY	NET RENT	NET ANNUAL INCOME
1 - 3	Canadian Specialty	6,500	Feb 28/10	\$11.00/sq.ft	\$71,500.00
4	Cross City Janitorial	1,625	Dec 31/09	\$11.50/sq.ft	\$18,687.50
5	Owner will sign 1 year Lease, plus Option to Renew for up to 5 years	1,625	---	\$12.00/sq.ft	\$19,500.00
6	Triangle Fluid	1,625	Dec 31/10	\$12.00/sq.ft	\$19,500.00
	<b>TOTALS</b>	<b>11,375</b>			<b>\$129,187.50</b>

**Operating Costs are calculated at \$2.50/sq.ft and collected in addition to the Net Rent**

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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