



FOR SALE

4699 61 Street
Red Deer, AB



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PROPERTY OVERVIEW

This well-appointed endcap industrial condo offers 2,552 SF of main-floor space and consists of two condo units that are currently combined into one functional space. Located in Riverside Light Industrial Park, the property is zoned IC – Industrial Commercial (Mixed Use), providing flexibility for a variety of industrial and commercial uses.

The front portion features a welcoming reception area with a built-in reception counter, two large private offices, a lunchroom and two washrooms. The rear shop area provides two overhead doors, ample storage and a storage mezzanine, offering practical functionality for a range of business operations.

As a desirable endcap, the property offers convenient access and a functional layout for an owner-user or business looking for a combination of office and shop space.

PROPERTY DETAILS

LOCATION

Riverside Light Industrial Park

LEGAL DESCRIPTION

Condo Plan 0320750, Units 1 & 2 32

UNIT SIZE

2,552 SF

YEAR BUILT

2002

ZONING

Industrial Commercial (Mixed Use) District (I-C)

YARD

Shared Common Yard; Paved

LOADING

12' x 14' O/H Doors

LIGHTING

Hi-Bay

HVAC

Radiant Heating

OFFICE FEATURES

- (2) Large Offices
- Reception & Front Area
- Built in Reception Counter
- Lunchroom
- (2) Washrooms
- Storage Room

PROPERTY TAXES

\$9,994 (2026)

SALE PRICE

\$459,000

POSSESSION

Negotiable





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