

\$12 - 5, 4630 61 Street, Red Deer

MLS® #A2263845

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Riverside Light Industrial Park, Red Deer,
Alberta

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 \$3.75 for the 2025 budget year.

Built in 2017

Essential Information

MLS® # A2263845

Price \$12



Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	5, 4630 61 Street
Subdivision	Riverside Light Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 2R2

Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
Cooling	Partial

Exterior

Roof	Flat, Tar/Gravel
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	8
Zoning	I1

Listing Details

Listing Office	Century 21 Advantage
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