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106 BROADWAY AVENUE E FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Redcliff, Alberta Listing ID: 27141

MLS ID: A2184196

\$315,000



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106 Broadway Avenue E, Redcliff, Alberta T0J 2P0

Transaction TypeDays On MarketZoningFor Sale333C2

SubdivisionBuilding TypeYear BuiltNONEMixed Use1960

Structure TypeProperty TypeProperty Sub TypeMixed UseCommercialMixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

755AD 2346.00 217.95

Construction TypeRoofFoundationBrick, ConcreteAsphaltPoured Concrete

Cooling Access to Property

Central Air Forced Air, Natural Gas Front and Rear Drive access, Direct

Access

InclusionsRestrictionsReportsN/ANone KnownFloor Plans

An excellent opportunity to own Retail Commercial on Broadway Avenue in Redcliff. This 2346 square foot building lends itself to several possibilities as a retail outlet. Large front show room that was recently redone, and 2 washrooms. Back features a 49 x 27'9 ft open shop with a utility room, 200 amp service, and a 8 x 10 overhead garage door. Parking available in back and front parking for customers. The front are has forced air (furnace is 4 year old), and the shop area is heated with hot water in floor heating. Central Air. New hot water tank. Ceiling height 11'. Currently leased on a 2 year term, until March 2026, rent is currently \$1200.00, starting April 1, 2025 rent will be \$1300.00

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