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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



 **ROD WILSON**
 (403) 548-0156

 **ROYAL LEPAGE COMMUNITY REALTY**
 403-528-4222

 106 Broadway Avenue E, Redcliff , Alberta T0J 2P0

Transaction Type For Sale	Days On Market 189	Zoning C2
Subdivision NONE	Building Type Mixed Use	Year Built 1960
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 755AD	Building Area (Sq. Ft.) 2346.00	Building Area (Sq. M.) 217.95
Construction Type Brick,Concrete	Roof Asphalt	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Access to Property Front and Rear Drive access,Direct Access
Inclusions N/A	Restrictions None Known	Reports Floor 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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