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


106 Broadway Avenue E, Redcliff , Alberta T0J 2P0

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| Transaction Type For Sale | Days On Market 446 | 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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