

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

32 & 36 INDUSTRIAL DRIVE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Redcliff, Alberta

Listing ID:
30729


MLS ID:
A2211591

\$899,000



 **KIRBY CHISHOLM**
 (403) 529-7204

 **RIVER STREET REAL ESTATE**
 403-527-4000

 32 & 36 Industrial Drive SE, Redcliff , Alberta T0J 2P0

Transaction Type For Sale	Title Fee Simple	Days On Market 5
Zoning I1	Subdivision Redcliff Industrial	Building Type Manufacturing,Office Building,Warehouse
Year Built 1980	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 7711421	Building Area (Sq. Ft.) 7165.00
Building Area (Sq. M.) 665.64	Lot Size (Sq. Ft.) 54014	Lot Size (Acres) 1.24
Footprint (Sq. Ft.) 7165	Construction Type Metal Frame,Metal Siding ,Stone	Roof Metal
Foundation Poured Concrete	Cooling Central Air	Heating Central,Natural Gas
Commercial Amenities Boardroom,Kitchen,Lunchroom,Mezzanine,Outside Storage	Access to Property Accessible to Major Traffic Route,Paved Road	Inclusions n/a
Restrictions Utility Right Of Way	Reports Floor Plans	

This versatile industrial building in Redcliff offers an ideal combination of office, shop, and yard space, perfect for a wide range of commercial or industrial operations. The front of the building features four generous-sized offices, a welcoming reception area, a boardroom for meetings, and a convenient kitchen space for staff. At the rear, you'll find a spacious shop area with large overhead doors, providing excellent access for equipment and vehicles. A mezzanine level adds valuable extra space and includes a dedicated training room, ideal for staff development or operational use. Outside, the property boasts a large fenced yard with loading docks, ample space for semi-truck and heavy equipment parking, and easy maneuverability for large vehicles. Located in the industrial hub of Redcliff, this property offers exceptional functionality and access, making it a strong fit for businesses in construction, logistics, manufacturing, or equipment-based industries. There are two land titles on this property with a combined tax amount per year of \$12,666.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.