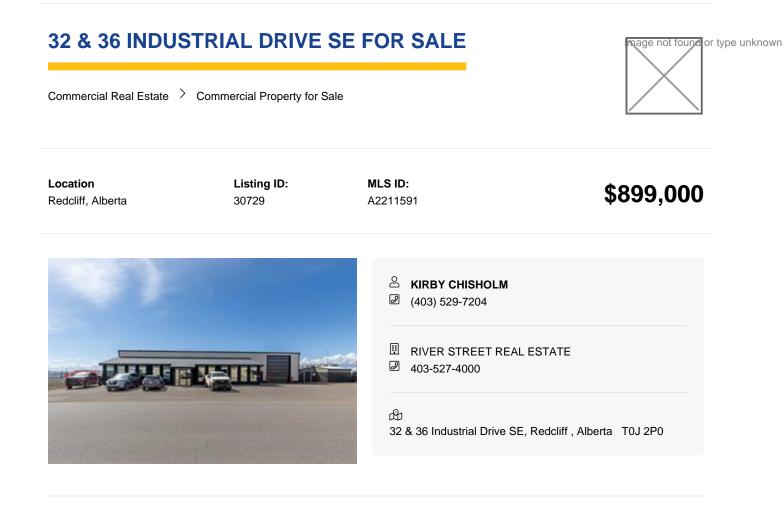


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Transaction Type For Sale

**Zoning** I1

Year Built 1980

Property Sub Type Industrial

Building Area (Sq. M.) 665.64

Footprint (Sq. Ft.) 7165

Foundation Poured Concrete

**Commercial Amenities** Boardroom,Kitchen,Lunchroom,Mezzanine,Outside Storage

Restrictions Utility Right Of Way Title Fee Simple

Subdivision Redcliff Industrial

Structure Type Industrial

Legal Plan 7711421

Lot Size (Sq. Ft.) 54014

Construction Type Metal Frame,Metal Siding ,Stone

Cooling Central Air

Access to Property Accessible to Major Traffic Route,Paved Road

Reports Floor Plans Days On Market

Building Type Manufacturing,Office Building,Warehouse

Property Type Commercial

Building Area (Sq. Ft.) 7165.00

Lot Size (Acres) 1.24

Roof Metal

Heating Central,Natural Gas

Inclusions n/a

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.

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