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32 & 36 INDUSTRIAL DRIVE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Redcliff, Alberta

Listing ID:
30730


MLS ID:
A2211599

\$11



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

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

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

Transaction Type For Lease	Title Fee Simple	Days On Market 5
Lease Amount 11.00	Lease Frequency Annually	Lease Term Other
Zoning I1	Subdivision Redcliff Industrial	Building Type Manufacturing,Office Building,Warehouse
Year Built 1980	Structure Type Office	Property Type Commercial
Property Sub Type Industrial	Legal Plan 7711421	Building Area (Sq. Ft.) 3273.00
Building Area (Sq. M.) 304.07	Footprint (Sq. Ft.) 7165	Access to Property Accessible to Major Traffic Route,Paved Road
Inclusions n/a	Restrictions Landlord Approval,Utility Right Of Way	Reports Floor Plans

Now available for lease in a well-maintained, shared commercial building is a versatile space that includes two offices and two shop bays, each with large overhead doors for easy access. This flexible space is ideal for a variety of light industrial, service, or trades-based businesses. The lease can be tailored to your needs, with the owner open to negotiating more or less space depending on your requirements. Tenants will also have access to shared amenities, including bathrooms, a boardroom, training room, lunch room, and a fenced yard with ample space for equipment or vehicle storage. Whether you're expanding, relocating, or launching a new operation, this space offers both practicality and adaptability in a professional setting. Additional Rent is \$5.02 and includes taxes, utilities and insurance (not renters insurance).

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