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2, 127 4 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Redcliff, Alberta

Listing ID:
31073

MLS ID:
A2233209

\$9



ADAM ANDREWS
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2, 127 4 Street NE, Redcliff , Alberta T0J 2P0

Transaction Type	Title	Days On Market
For Lease	Fee Simple	207
Lease Amount	Lease Frequency	Lease Term
9.00	Annually	Negotiable
Zoning	Subdivision	Nearest Town
DC	NONE	Redcliff
Year Built	Structure Type	Property Type
2007	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	1117V	2770.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
257.34	26136	0.60
Inclusions	Restrictions	Reports
None	None Known	None

Now available for lease, this exceptional and spotless industrial bay at 127 – 4 Street NE in Redcliff offers 2,770 SF of main floor space plus a 1,028 SF mezzanine, just one minute from the Trans-Canada Highway—ideal for distribution or service-based businesses. The bay features in-floor heat, 18'± ceilings, two 16' x 14' overhead doors, 225 amp 3-phase power, make-up air, transom windows that flood the space with natural light, and a 3-piece shop floor washroom. The mezzanine includes a large storage area and a full bathroom with shower and laundry. With a paved and skirted front pad, two powered rear parking stalls, and 2025 operating costs estimated at \$4.47 PSF (including utilities), this clean, functional, and cost-effective space is offered at only \$9.00 PSF + GST.

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