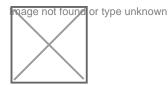


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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
- **(403)** 580-9078
- AVISON YOUNG
- **403-330-3338**
- 2, 127 4 Street NE, Redcliff, Alberta T0J 2P0

Transaction Type Title Days On Market

For Lease Fee Simple 22

Lease AmountLease FrequencyLease Term9.00AnnuallyNegotiable

Zoning Subdivision Nearest Town

DC NONE Redcliff

Year BuiltStructure TypeProperty Type2007IndustrialCommercial

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

InclusionsRestrictionsReportsNoneNone KnownNone

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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