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