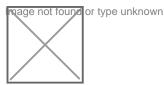


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

150 SASKATCHEWAN DRIVE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Redcliff, Alberta Listing ID:

31222

MLS ID: A2235039

\$1,250,000



△ JEN BOYLE

2 (403) 458-3974

■ CIR REALTY

403-271-0600

r<u>M</u>1

150 Saskatchewan Drive NE, Redcliff, Alberta T0J2P0

Transaction Type

For Sale

Days On Market

124

Zoning

11

1997

Subdivision

Redcliff Industrial

Building TypeSee Remarks

Property Type

Commercial

Year Built

Structure Type

Industrial

Property Sub Type

Industrial

Legal Plan 9711118

Journal

Building Area (Sq. Ft.)

5957.00

Building Area (Sq. M.)

553.42

Lot Size (Sq. Ft.)

111078

Lot Size (Acres)

2.55

Construction Type

Metal Frame

Roof Metal Foundation

Slab

N/A

Heating

Forced Air, Radiant

Commercial Amenities

Exhaust Fan(s), See Remarks

Inclusions

Restrictions
None Known

Reports

Annual Property Operating Data, RPR

Unlock a prime investment opportunity with this industrial commercial revenue building, featuring a long-term, reliable tenant on a lucrative lease. This property offers exceptional functionality and versatility for industrial operations, with a robust steel structure and approximately 20-foot full-span ceiling height. Highlights include three radiant heat Ray units, ensuring efficient and consistent heating throughout the workspace. The building is equipped with two drive-through bays and one drive-in bay, providing seamless access for large vehicles and equipment. Five overhead doors—two measuring 16 feet wide by 18 feet high, and three at 14 feet wide by 14 feet high—all feature electric openers for added convenience. Recent upgrades include a brand new roof installed in June 2025. The upstairs utility panel is 225 amp, 240 volt, supporting modern industrial demands. Trough-style floor drains and an electric exhaust fan make for a clean and safe working environment. The office area is climate controlled with an external commercial gas HVAC and air conditioning system by York. There are two bathrooms—one in the office and one in the shop, the latter complete with laundry facilities. This property combines income stability with outstanding industrial features, making it an excellent addition to any commercial portfolio. Reach out today to learn more or schedule a private tour.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.