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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**
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 **CIR REALTY**
 403-271-0600

 150 Saskatchewan Drive NE, Redcliff , Alberta T0J2P0

Transaction Type For Sale	Days On Market 1	Zoning I1
Subdivision Redcliff Industrial	Building Type See Remarks	Year Built 1997
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 9711118	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	Heating Forced Air,Radiant
Commercial Amenities Exhaust Fan(s),See Remarks	Inclusions N/A	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.

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