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## 10 3 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Redcliff, Alberta



**Listing ID:**  
35013

**MLS ID:**  
A2304861

**\$2,190,000**



 **JEN BOYLE**  
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 GRASSROOTS REALTY GROUP  
 587-777-7276

 10 3 Street NE, Redcliff , Alberta T1J2P0

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

1

**Zoning**

C2

**Subdivision**

NONE

**Building Type**

Free-Standing

**Year Built**

1977

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

1117V

**Building Area (Sq. Ft.)**

11160.00

**Building Area (Sq. M.)**

1036.79

**Lot Size (Sq. Ft.)**

19498

**Lot Size (Acres)**

0.45

**Footprint (Sq. Ft.)**

5580

**Roof**

Asphalt Shingle

**Foundation**

Slab

**Cooling**

Full

**Heating**

Boiler,Combination,Electric,Natural Gas

**Commercial Amenities**

Laundry Facility

**Access to Property**

Direct Access

**Inclusions**

20 x Fridge, 10 x Stove, 10 x Hot plate,  
10 x Toaster oven, 10 x microwave, 10 x  
TV with wall mount, all fixtures,  
furnishings and house wares in main  
floor suites, 2 x coin washer, 2 x coin  
dryer, 1 washer, 1 dryer, 10 x wall  
heat/cool unit, 10 x wall A/C, various  
janitorial supplies.

**Restrictions**

None Known

**Reports**

Annual Property Operating Data,Building  
Plans,Environmental Phase 2

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Exceptional turnkey investment opportunity in Redcliff. This fully revitalized, mixed-use building now operating as a flexible 20-door income property—10 newly reconstructed, fully furnished motel-style suites on the main floor plus 10 residential one-bedroom suites upstairs (with 6 renovated and 4 older style apartments). The main-floor suites are in new condition and designed for comfortable extended stays, making them a strong fit for the area's ongoing industrial demand. Each suite is fully furnished with kitchenette, small-wares, furniture and décor, plus keypad locks and through-wall electric heat/cool units for efficient, individual climate control. Upstairs, the one-bedroom apartments offer reliable tenancy with durable, "set-it-and-forget-it" finishes and a history of strong occupancy. The building is owner operated and runs more like a multifamily complex—while still preserving the upside and flexibility of nightly/short-term rates on the main floor. Major capital improvements have already been completed, including a complete exterior revitalization with new cladding, windows, doors, and more. Sidewalks have been repoured, and the property offers approximately 20+ parking stalls—a major value-add for both long-term tenants and transient/industry guests. Exterior improvements currently underway will be completed prior to possession, and there is no outstanding maintenance to tackle. Operationally, overhead stays low with minimal staffing requirements. A main-floor common area includes 2 coin washers and 2 coin dryers, plus separate laundry for housekeeping if requested. Mechanical updates include a boiler replaced in 2022, four newer hot water tanks, and ample power capacity to support the building's demands. Located in the heart of Redcliff, steps from Main Street, beside the museum, and minutes to the Trans-Canada Highway, this property sits on the edge of the Medicine Hat area—positioned to benefit from continued growth in Southern Alberta. A rare, stabilized asset with modernized suites, strong tenancy history, and multiple income strategies—all in one property.

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