

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.

1811 BROADWAY AVENUE E FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Redcliff, Alberta



Listing ID:
35285


MLS ID:
A2310953

\$4,000



 **FRANK DEVINE**
 (403) 548-5379

 **ROYAL LEPAGE COMMUNITY REALTY**
 403-528-4222


1811 Broadway Avenue E, Redcliff , Alberta T0J 2P0

Transaction Type For Lease	Lease Amount 4000.00	Lease Frequency Monthly
Subdivision Redcliff Industrial	Year Built 1981	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Mixed Use	Building Area (Sq. Ft.) 3036.00
Building Area (Sq. M.) 282.05	Inclusions n/a	Restrictions None Known
Reports Floor Plans		

Exceptional office lease opportunity offering outstanding visibility and exposure in a high-traffic location. This professionally refurbished space features a functional and versatile layout across two levels, making it ideal for a wide range of office, professional, or service-based businesses. The main floor offers 1,916 SqFt and includes a welcoming reception area, two large private offices, a storage room, lunchroom area, and washroom facilities and a 16'7" X35' shop area. The upper level provides an additional 1,120 SqFt with two spacious offices, a large common area perfect for collaborative workspace or meeting use, an additional storage room, and extra washroom facilities. The property also offers ample storage space throughout and includes one 12x14 overhead door leading into a shop area, adding flexibility and convenience for a variety of business operations. A rare bonus feature is access to approximately 13,000 SqFt of fenced yard space, ideal for secure outdoor storage, equipment, or additional operational needs. Available July 1st. Lease rate is \$4,000/month + GST, including all utilities.

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.