



**GRASSROOTS**  
REALTY GROUP

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2, 127 4 Street NE  
Redcliff, Alberta

MLS # A2233209



**\$9 per sq.ft.**

Division: NONE  
Type: Industrial  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 2,770 sq.ft.  
Zoning: DC

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.60 Acre

Lot Feat: -

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&mdash;ideal for distribution or service-based businesses. The bay features in-floor heat, 18'&plusmn; 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.