



GRASSROOTS
REALTY GROUP

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**215 Broadway Avenue E
Redcliff, Alberta**

MLS # A2263173



\$499,900

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,522 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: fridge x2, stove x2, washer x2, dryer x2 - In residential suites.

Prime location for this investment opportunity. This investment opportunity in a maintained, mixed use commercial building along Broadway Ave, Redcliff. This versatile property offers 2 spacious residential suites on the upper floor and 2 commercial units on the main level perfect for generating steady rental income. Each residential suite is 3 bedrooms, open concept kitchen/living room, 4 pc bathroom and in suite laundry. Commercial space is clean and well maintained. All tenants are month to month. Building was upgraded in 2010 with new pitched roof, furnaces, air conditioners and hot water tank.