



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1, 119 Pembina Drive NE  
Redcliff, Alberta

MLS # A2270840



**\$424,900**

**Division:** Redcliff Industrial

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,756 sq.ft.

**Zoning:** I1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Newly Converted Commercial Condo Bay &ndash; Ideal for the Hobbyist or Premium Storage. This newly strata-titled building has transformed a former large facility into nine individual condo bays, each offering clean, functional, and secure space. Bay 1, the largest and most sought-after unit, stands out as the premium end bay with exceptional room and upgrades. Enjoy 1,979 sq ft of main floor area plus an additional 787 sq ft mezzanine, perfect for organizing equipment, creating a hobby workshop, or housing recreational vehicles and "toys." The bay features a large overhead door for easy access, multiple windows for natural light, and heating and air conditioning for year-round comfort. A washroom located on the mezzanine adds convenience, while the beautiful epoxy floors give the space a clean, polished look that's easy to maintain. Bay 1 offers the perfect setup for anyone needing extra room for hobbies, gear, or high-quality storage in a newly converted condo-style setting.