



802 & 806 Highway Avenue NE
Redcliff, Alberta

MLS # A2270861



\$459,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,331 sq.ft.

Zoning: I1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.13 Acre

Sewer: -

Lot Feat: -

Inclusions: Security System

Excellent visibility and convenient access highlight this 1,331 sq ft commercial shop, ideally situated on a high-traffic corner along Highway 1/Highway Avenue and Mitchell Street in Redcliff. Zoned Industrial I1, this versatile property is well-suited for a wide range of commercial, industrial, or service-based operations. The shop features a functional layout, including: • Welcoming entrance/reception area • Two shop bays with overhead doors (size to be confirmed) • 2-piece washroom • Additional storage areas for tools, parts, or inventory Built with durable cinder block construction, the property offers long-term performance and low maintenance assured. The yard spans 5 lots (total lot size : 5,486 sq ft) and is fully secured with chain-link fencing, providing ample outdoor storage and flexible vehicle/workspace space. Whether you're looking to relocate your business, expand operations, or own rather than lease, this location is hard to beat — with highway exposure, excellent accessibility, and adaptable space ready for your needs.