



28 Pembina Drive NE
Redcliff, Alberta

MLS # A2293449



\$529,900

Division: Redcliff Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,300 sq.ft.

Zoning: I1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Functional 3,300 sq ft shop offering a practical layout ideal for investors or future owner-users. This bay is Tenant occupied by a long term tenant, providing immediate and stable rental income, with the current lease in place until December 2027. The space features one drive thru bay with 16 ft overhead doors, one drive in bay with a 10' overhead door. Open shop area with shop washroom and plenty of storage. Open concept office/kitchen area developed and another washroom (with shower). Mezzanine features more storage, which the current Tenant uses for a gym space.