



GRASSROOTS
REALTY GROUP

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**106 Broadway Avenue E
Redcliff, Alberta**

MLS # A2184196



\$315,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,346 sq.ft.

Zoning: C2

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt

Exterior: Brick, Concrete

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

An excellent opportunity to own Retail Commercial on Broadway Avenue in Redcliff. This 2346 square foot building lends itself to several possibilities as a retail outlet. Large front show room that was recently redone, and 2 washrooms. Back features a 49 x 27'9 ft open shop with a utility room, 200 amp service, and a 8 x 10 overhead garage door. Parking available in back and front parking for customers. The front are has forced air (furnace is 4 year old), and the shop area is heated with hot water in floor heating. Central Air. New hot water tank. Ceiling height 11'. Currently leased on a 2 year term, until March 2026, rent is currently \$1200.00, starting April 1, 2025 rent will be \$1300.00