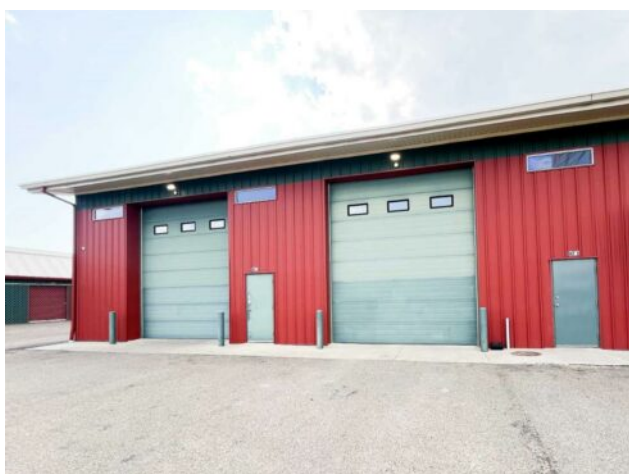


2, 127 4 Street NE
Redcliff, Alberta

MLS # A2233209



\$9 per sq.ft.

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,770 sq.ft.
Zoning:	DC
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.60 Acre
Lot Feat:	-

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Now available for lease, this exceptional and spotless industrial bay at 127 – 4 Street NE in Redcliff offers 2,770 SF of main floor space plus a 1,028 SF mezzanine, just one minute from the Trans-Canada Highway—ideal for distribution or service-based businesses. The bay features in-floor heat, 18'± ceilings, two 16' x 14' overhead doors, 225 amp 3-phase power, make-up air, transom windows that flood the space with natural light, and a 3-piece shop floor washroom. The mezzanine includes a large storage area and a full bathroom with shower and laundry. With a paved and skirted front pad, two powered rear parking stalls, and 2025 operating costs estimated at \$4.47 PSF (including utilities), this clean, functional, and cost-effective space is offered at only \$9.00 PSF + GST.