

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:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	Security System
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.13 Acre
Lot Feat:	-

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.