

\$899,000 - 32 & 36 Industrial Drive Se, Redcliff

MLS® #A2211591

\$899,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.24 Acres

Redcliff Industrial, Redcliff, Alberta

This versatile industrial building in Redcliff offers an ideal combination of office, shop, and yard space, perfect for a wide range of commercial or industrial operations. The front of the building features four generous-sized offices, a welcoming reception area, a boardroom for meetings, and a convenient kitchen space for staff. At the rear, you'll find a spacious shop area with large overhead doors, providing excellent access for equipment and vehicles. A mezzanine level adds valuable extra space and includes a dedicated training room, ideal for staff development or operational use. Outside, the property boasts a large fenced yard with loading docks, ample space for semi-truck and heavy equipment parking, and easy maneuverability for large vehicles. Located in the industrial hub of Redcliff, this property offers exceptional functionality and access, making it a strong fit for businesses in construction, logistics, manufacturing, or equipment-based industries.

There are two land titles on this property with a combined tax amount per year of \$12,666.

Built in 1980

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2211591 |
| Price | \$899,000 |
| Bathrooms | 0.00 |
| Acres | 1.24 |



| | |
|------------|------------|
| Year Built | 1980 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 32 & 36 Industrial Drive Se |
| Subdivision | Redcliff Industrial |
| City | Redcliff |
| County | Cypress County |
| Province | Alberta |
| Postal Code | T0J 2P0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

Interior

| | |
|---------|----------------------|
| Heating | Natural Gas, Central |
| Cooling | Central Air |

Exterior

| | |
|--------------|----------------------------------|
| Roof | Metal |
| Construction | Metal Siding, Metal Frame, Stone |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 68 |
| Zoning | I1 |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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