

# \$315,000 - 106 Broadway Avenue E, Redcliff

MLS® #A2184196

**\$315,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Redcliff, Alberta

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 area 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

Built in 1960

## Essential Information

MLS® #	A2184196
Price	\$315,000
Bathrooms	0.00
Acres	0.00
Year Built	1960
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address 106 Broadway Avenue E



Subdivision	NONE
City	Redcliff
County	Cypress County
Province	Alberta
Postal Code	T0J 2P0

### **Amenities**

Parking Spaces	3
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### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Roof	Asphalt
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 20th, 2024
Days on Market	103
Zoning	C2

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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