

# \$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
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### Interior

Heating	Natural Gas, Central
Cooling	Central Air

### Exterior

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

### Additional Information

Date Listed	May 27th, 2025
Days on Market	57
Zoning	I1

### Listing Details

Listing Office	RIVER STREET REAL ESTATE
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