



GRASSROOTS
REALTY GROUP

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10 3 Street SE
Redcliff, Alberta

MLS # A2293451



\$289,900

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 4,217 sq.ft.
Zoning: C2

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -

Inclusions: shelving in basement, cupboard in office, front counter, cameras

Ideal setting to let your business dream come to life! Current owner operates the retail store, and this could be purchased separately, if desired. Prime commercial building located along 3rd Street SE in Redcliff, surrounded by established businesses and the post office. This building provided approximately 2800 sq ft of retail/commercial space. The original building was constructed in 1910, with a substantial addition completed in the 1970's, creating a functional layout that combines character with expanded usable space. Current owner upgraded many features to the store including, LED lighting, proper fire rating in the ceiling, paint, flooring, new hot water tank with proper drainage from the suite and back portion of the roof. The upper level features a spacious 3 bedroom residential suite, generating additional revenue. This suite is occupied by long term tenants, offering stable income and making this an attractive investment opportunity.