



GRASSROOTS
REALTY GROUP

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215 Broadway Avenue E
Redcliff, Alberta

MLS # A2297665



\$489,900

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 5,522 sq.ft.
Zoning: C2

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

Inclusions: fridge x 2, stove x2, washer x 2, dryer x 2 - in residential suites

Prime location for this investment opportunity. This investment opportunity in a maintained, mixed use commercial building along Broadway Ave, Redcliff. This versatile property offers 2 spacious residential suites on the upper floor and 2 commercial units on the main level perfect for generating steady rental income. Each residential suite is 3 bedrooms, open concept kitchen/living room, 4 pc bathroom and in suite laundry. Commercial space is clean and well maintained. All tenants are month to month. Building was upgraded in 2010 with new pitched roof, furnaces, air conditioners and hot water tank.