



10 3 Street NE
Redcliff, Alberta

MLS # A2304861



\$2,190,000

Division:	NONE		
Type:	Commercial/Multi Family		
Style:	-		
Size:	11,160 sq.ft.	Age:	1977 (49 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.45 Acre		
Lot Feat:	-		

Heating:	Boiler, Combination, Electric, Natural Gas	Bldg Name:	REDCLIFF INN ON 3RD
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	C2
Foundation:	Slab	Utilities:	-
Features:	-		

Inclusions: 20 x Fridge, 10 x Stove, 10 x Hot plate, 10 x Toaster oven, 10 x microwave, 10 x TV with wall mount, all fixtures, furnishings and house wares in main floor suites, 2 x coin washer, 2 x coin dryer, 1 washer, 1 dryer, 10 x wall heat/cool unit, 10 x wall A/C, various janitorial supplies.

Exceptional turnkey investment opportunity in Redcliff. This fully revitalized, mixed-use building now operating as a flexible 20-door income property—10 newly reconstructed, fully furnished motel-style suites on the main floor plus 1 two-bedroom and 9 one-bedroom residential suites upstairs (with 6 renovated and 4 older style apartments). The main-floor suites are in new condition and designed for comfortable extended stays, making them a strong fit for the area’s ongoing industrial demand. Each suite is fully furnished with kitchenette, small-wares, furniture and décor, plus keypad locks and through-wall electric heat/cool units for efficient, individual climate control. Upstairs, the one-bedroom apartments offer reliable tenancy with durable, “set-it-and-forget-it” finishes and a history of strong occupancy. The building is owner operated and runs more like a multifamily complex—while still preserving the upside and flexibility of nightly/short-term rates on the main floor. Major capital improvements have already been completed, including a complete exterior revitalization with new cladding, windows, doors, and more. Sidewalks have been repoured, and the property offers approximately 20+ parking stalls—a major value-add for both long-term tenants and transient/industry guests. Exterior improvements currently underway will be completed prior to possession, and there is no outstanding maintenance to tackle. Operationally, overhead stays low with minimal staffing requirements. A main-floor common area includes 2 coin washers and 2 coin dryers, plus separate laundry for housekeeping if requested. Mechanical updates include a boiler replaced in 2022, four newer hot water tanks, and ample power capacity to support the building’s demands. Located in the heart of

Redcliff, steps from Main Street, beside the museum, and minutes to the Trans-Canada Highway, this property sits on the edge of the Medicine Hat area—positioned to benefit from continued growth in Southern Alberta. A rare, stabilized asset with modernized suites, strong tenancy history, and multiple income strategies—all in one property.