

FOR SALE:

Premium Industrial Bays
Garage. Workshop. Hobby Space. –
Yours to Own!

☎ NOW SELLING
LIMITED UNITS
AVAILABLE

119 Pembina Dr. NE
Redcliff, AB T0J 2P0



Newly Converted Commercial Condo Bay – Ideal for the Hobbyist or Premium Storage. This newly strata-titled building has transformed a former large facility into nine individual condo bays, each offering clean, functional, and secure space.



SHAUNEEN VANDERHAM,
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403.952.0639

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Medicine Hat, AB, T1B 4K3

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Bay 1 (Premium Bay)

Bay 1, the largest and most sought-after unit, stands out as the premium end bay with exceptional room and upgrades. Enjoy 1,979 sq ft of main floor area plus an additional 787 sq ft mezzanine, perfect for organizing equipment, creating a hobby workshop, or housing recreational vehicles and "toys." The bay features a large overhead door for easy access, multiple windows for natural light, and heating and air conditioning for year-round comfort. A washroom located on the mezzanine adds convenience, while the beautiful epoxy floors give the space a clean, polished look that's easy to maintain. Bay 1 offers the perfect setup for anyone needing extra room for hobbies, gear, or high-quality storage in a newly converted condo-style setting.

- 1979 sq ft plus 787 sq ft mezzanine
- Property Taxes: estimated \$6700/year
- Condo Fees: \$304.85/month
- 14' high overhead door
- Make up air & air conditioning
- Washroom developed on mezzanine
- Epoxy Floor

•For Sale \$424,900

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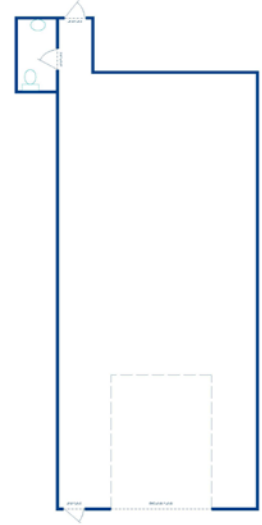
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Bay 2 offers a versatile and well-designed space ideal for the hobbyist or anyone needing secure, high-quality storage. With approximately 1,337 sq ft and a generous 54' depth, this bay provides ample room for workshop setups, recreational vehicles, equipment, or personal collections. The layout is open and functional, making it easy to customize to your needs. Bay 2 includes a convenient washroom, thoughtfully positioned along the side, ensuring it does not impede the main usable area.

- 1,337 sq. ft.
 - Property Taxes: estimated \$4200/year
 - Condo Fees: \$222.98/month
 - Finished bathroom
 - Radiant Heat & Air Exchange Unit
- For Sale \$254,900

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Bays 8 & 9

Bay 8 & 9 offers a versatile and well-designed space ideal for the hobbyist or anyone needing secure, high-quality storage. With approximately 1,427 sq ft and a generous 60' depth, this bay provides ample room for workshop setups, recreational vehicles, equipment, or personal collections. The layout is open and functional, making it easy to customize to your needs.

- Bay 8- 1,427 sq ft
- Bay 9 – 1,402 sq ft
- Mezzanine-ready
- structurally designed to accommodate future mezzanine additions
- Property taxes: estimated \$4200/year
- Condo Fees \$231.37-\$234.55/month
- 14' x 16' Overhead Door
- Radiant Heat
- Air Exchange Unit
- Roughed-in Plumbing

• For Sale \$239,900

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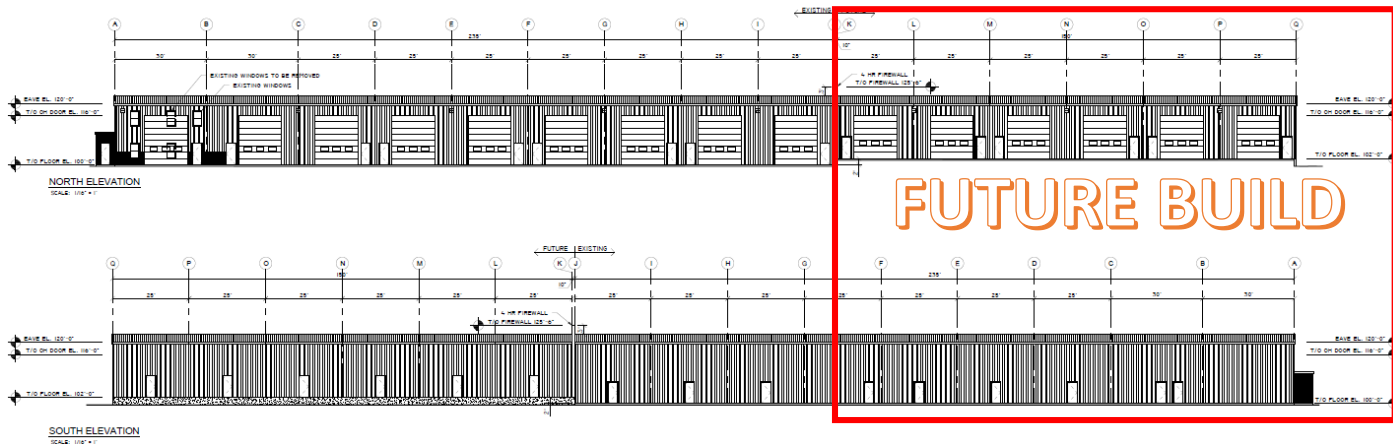
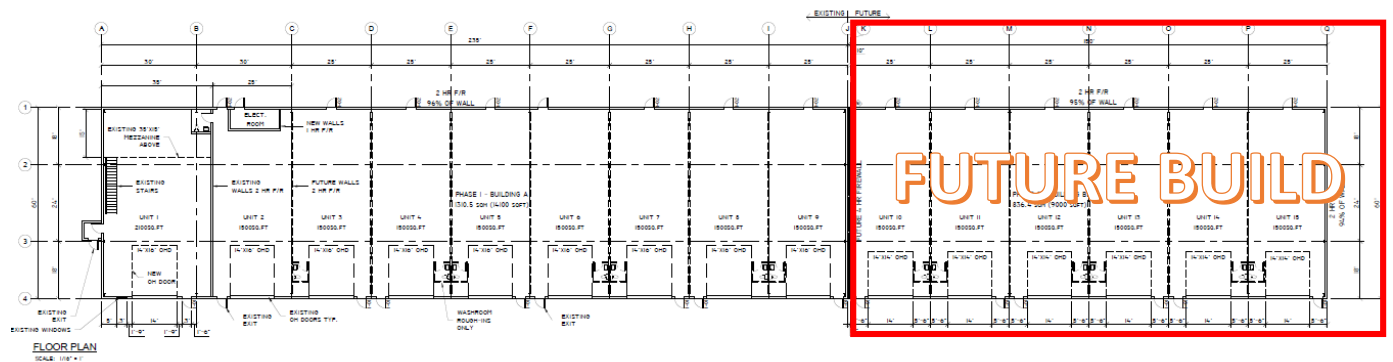
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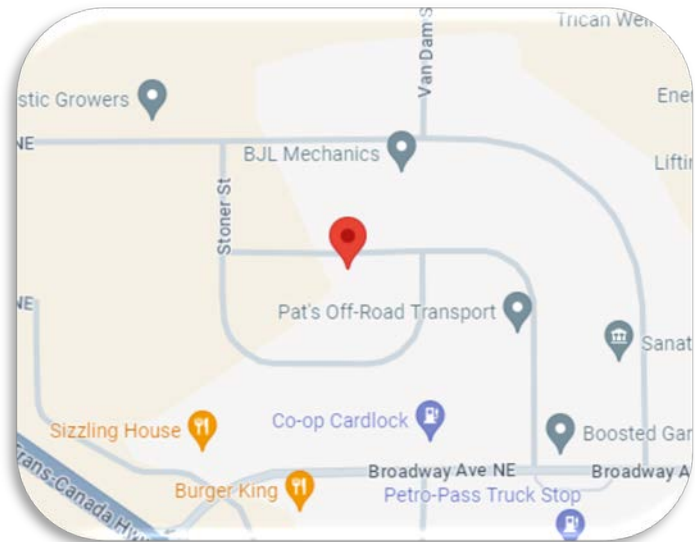
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This condo is for personal and business storage only.
No business operations allowed as per condo bylaws.

Documents Available to Preview:

- Condo Bylaws
- Budget
- Reserve Fund Study



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