

INDUSTRIAL LAND FOR SALE

\$219,900

16 Saskatchewan Dr NE, Redcliff, AB



Position your business for success with this exceptional 0.94 acre, light industrial lot located in Redcliff. Offering easy access to the Trans Canada Highway, this property provides excellent connectivity for transportation, logistics and daily operations. Zoned light industrial, the lot allows for a wide range of business and development opportunities to suit your operational needs. Whether you are looking to expand, relocate or invest, this well, located parcel offers the flexibility and convenience your business requires.



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
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RE/MAX Medalta Real Estate
109,1235 Southview Dr SE
Medicine Hat, AB, T1B 4K3
403.526.1111



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Salient Facts

Packed Yard, fully fenced

Possession – October 2026

Property Taxes – \$3,184 (2025)

Zoning – I1 – Light Industrial

Services – to the lane/property line

Size – 0.94 acres

Legal Description

Plan 7911064, Block 5, Lot 10



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REMAX
COMMERCIAL®

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PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure <190m ²	Accessory Building/Structure >190m ²
Animal Services (Minor)	Alcohol Production
Automotive (Sales) (Service)	Animal Services (Major)
Farmers'/Flea Market	Auction House
Financial Institution	Bulk Fuel Station
Gas Station	Cannabis Production and Distribution Facility
Government Services	Cannabis Retail
Industrial (Light)	Car Wash
Office	Communications Tower
Retail (Small)	Custodial Quarters
	Drive-Through Business
	Establishment (Drinking) (Eating) (Adult)
	Heavy Vehicles and Equipment Sales and Service
	Industrial (Medium)
	Recycling Facility
	Shipping Container
	Solar Collector (Freestanding)
	Storage Yard-Mini Storage
	Tent and Air Supported Structures
	Transportation Service

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