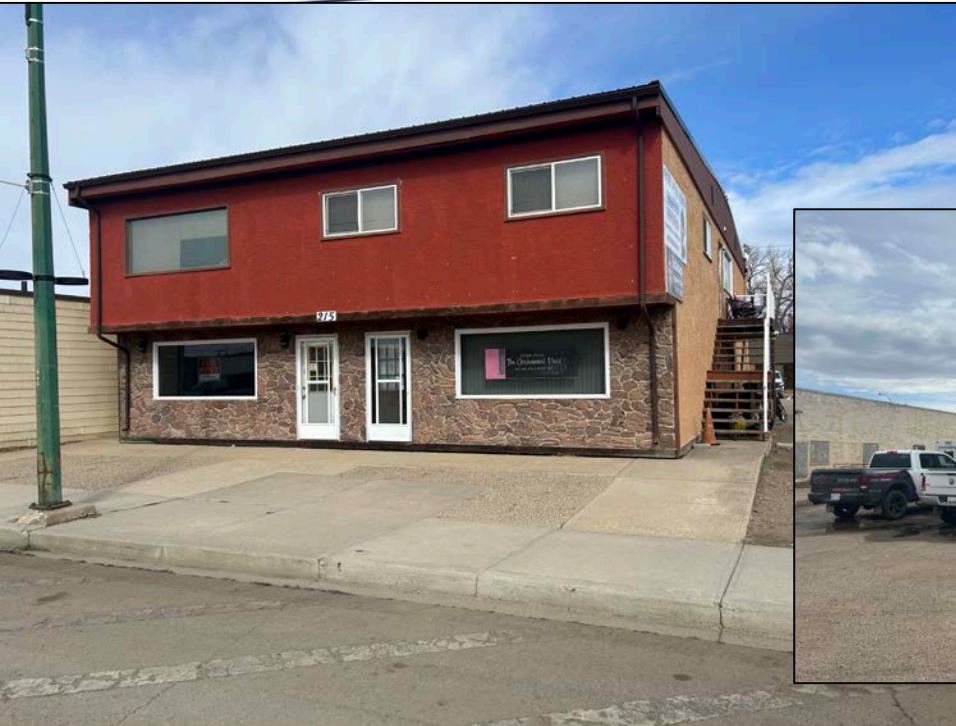


COMMERCIAL BUILDING FOR SALE

Asking Price:
\$450,000.00

215 Broadway Ave E
Redcliff, AB



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. Commercial spaces are both rented, one on an annual lease and the other month to month. Building was upgraded in 2010 with new pitched roof, furnaces, air conditioners and hot water tank.



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
403.952.0639 - Cell

COMMERCIAL ONE
RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3

403.526.1111
svanderham@commercial1.ca

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COMMERCIAL BUILDING FOR SALE

Asking Price:
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215 Broadway Ave E
Redcliff, AB

Salient Facts

Size:

- Main 2650 sq ft
- Upper 2872 sq ft

Year built:

- 1976

Average Utilities:

- \$1,380/m

Building Insurance:

- ~\$3,400/year

Lot Size:

- 50' x 130'

Property Taxes

- \$4,742 (2024)

Legal Description:

- Plan 755AD Block 85, Lot 38-39

3D Tour link:

[https://unbranded.youriguide.com/
215_broadway_ave_e_redcliff_ab/](https://unbranded.youriguide.com/215_broadway_ave_e_redcliff_ab/)

Lease Information:

Residential - \$1,025/month – will be vacant in June

Residential - \$1,075/month – has received a rental increase effective September 2025 (will also be on a one year lease in September)

Commercial - \$1,200/month (month to month)

Commercial – \$1200/month (one year lease)

Landlord pays property taxes, building insurance and utilities

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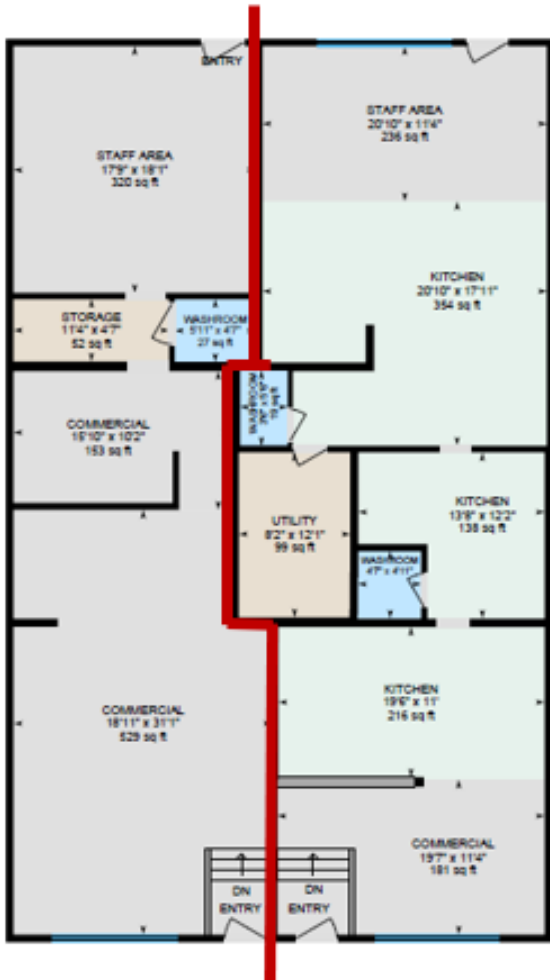
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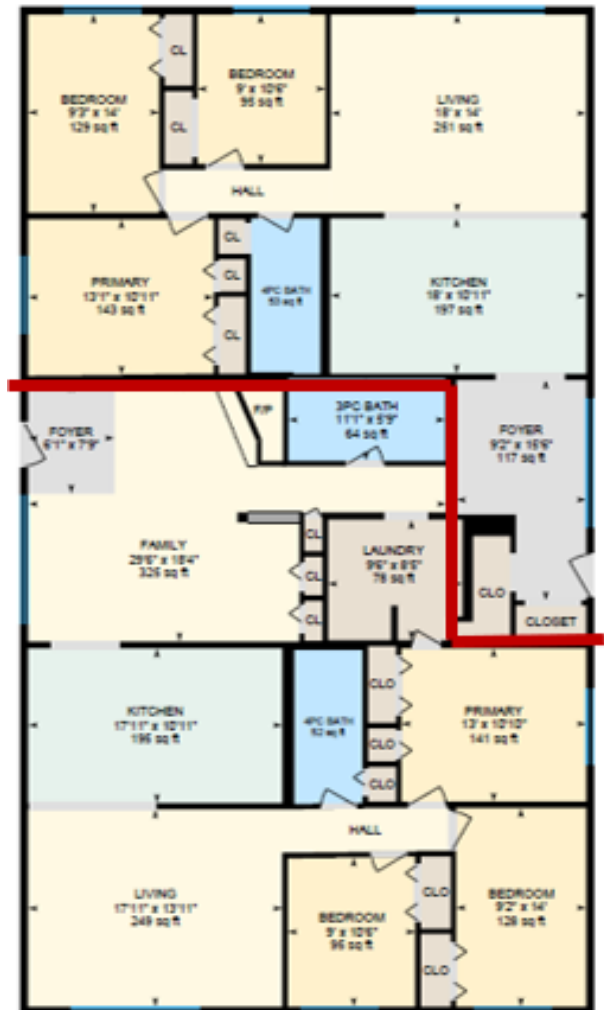
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Residential 2



Commercial 1

Commercial 2



Residential 1

Measurements are approximate

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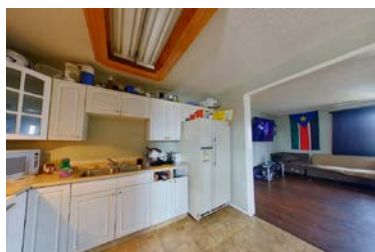
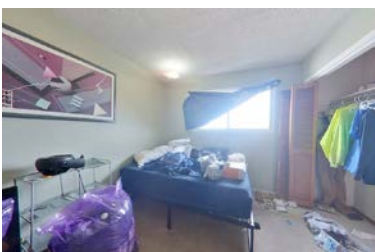
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Residential 1



Residential 2



Commercial 1



Commercial 2



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- **ZONING – C2 – Downtown Commercial**

Permitted Uses

Amusement Facility
Art and Craft Studio
Convenience Store
Eating Establishment
Financial Institution
Liquor Store
Medical and Health Office
Office
Personal Service
Pet Care Service
Public Building or Quasi-Public Building
Public Utilities
Retail Store

Discretionary Uses – Development Officer

Accessory Building
Accessory Use
Child Care Facility
Club
Cultural Facility
Drinking Establishment
Entertainment Establishment
Fitness Centre
Hotel
Household Service
Motel
Parking Facility
Public Utility Building
Publishing, Printing, Recording & Broadcasting Establishment
Taxi Service
Trade and Contractor Service
Veterinary Clinic – Small Animal

Discretionary Uses – Commission

Apartment
Automotive Sales and Rental
Bed and Breakfast
Car Wash
Commercial School
Drive-in Business
Dwelling Units on Second Floor
Farmers'/Flea Market
Funeral Facility
Gas Bar
Religious Assembly
Service Station
Similar Use



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