



For lease

127 - 4 Street NE, Unit 2
Redcliff, AB



2,770 sf +/- quality industrial bay
with excellent access to Highway 1

Adam Andrews

Associate

403 942 8099

adam.andrews@avisonyoung.com



Property Description

Offered at only \$9.00 psf, this exceptional industrial bay features 2,770 sf +/- of main floor space with an additional 1,028 sf +/- mezzanine that includes a full bathroom with shower and laundry. This property provides seamless access to major distribution channels while benefiting from Redcliff's low industrial overhead.

The bay is outfitted with in-floor heat, two 16' x 14' overhead doors, high 18' +/- ceilings, and abundant natural light from rare transom windows on all four walls. Additional features include two shop sink basins, a second 3-piece bathroom on the shop floor, make-up air system, and 225-amp 3-phase power. The site offers a paved and skirted front apron, along with two energized rear parking stalls. 2025 operating costs are estimated at \$4.47 psf, which includes utilities, plus GST.

Property Highlights

- Proximity to Highway 1
- Generous space with mezzanine
- Dual bathrooms
- Premium shop features
- Exceptional natural light
- Power & air handing

Offering Summary

Opportunity	2,770 sf main floor
	1,028 sf mezzanine
Legal Address	1117V;107;21-28
Zoning	Residential Transition District (RT)
Lease Price	\$9.00 psf, plus GST
Additional Rent	\$4.47 psf, plus GST
	*Includes utilities
Possession	Negotiable

Location Description

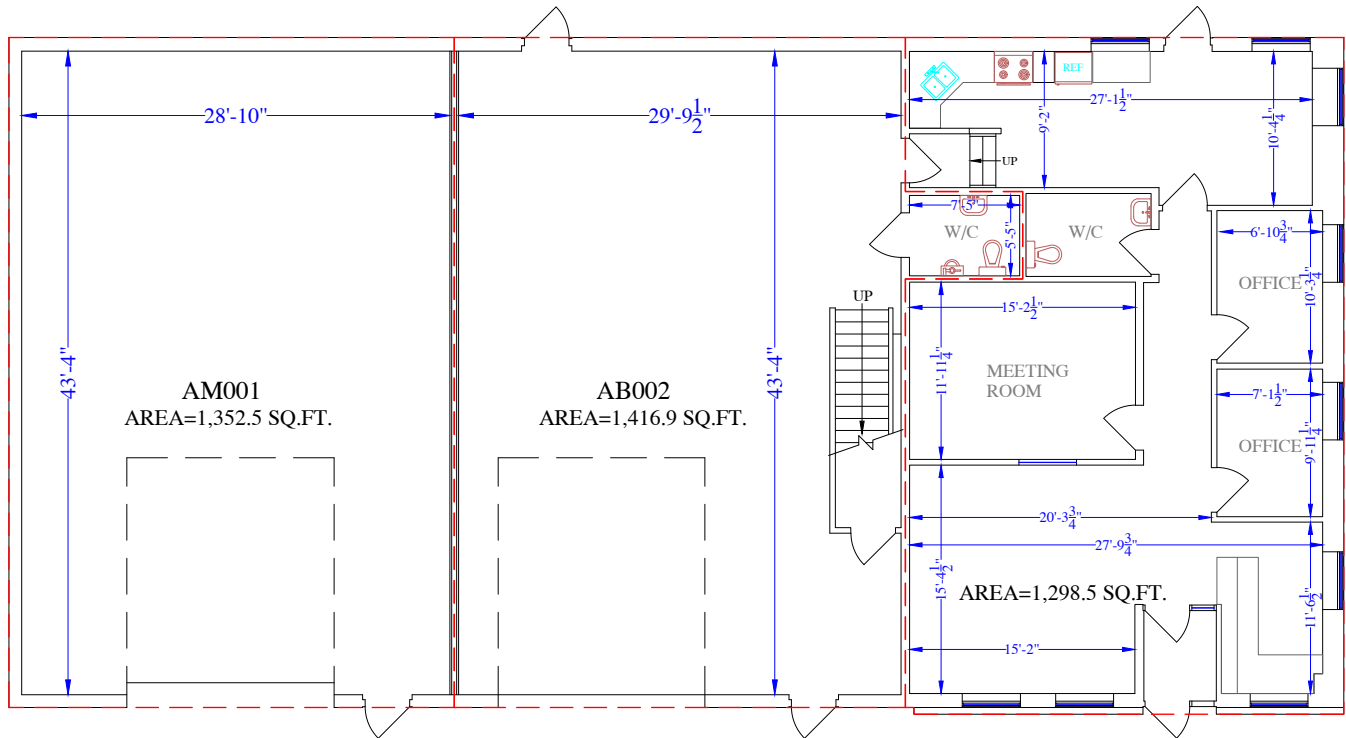
This industrial bay is located less than 1 km from Highway 1, offering direct access to major transportation corridors. Its proximity to the Trans-Canada Highway makes it an ideal location for businesses that rely on efficient regional or interprovincial distribution. Located within a trade area of approximately 85,000.

Quality neighbouring businesses include Bergeron Autobody, Badlands Truck and Trailer Repair, Misto Oilfield Service Corp., Nocturnal Tinting & Detailing, Leipert Plumbing & Heating, and Mercer Upholstery & Furniture Repair.

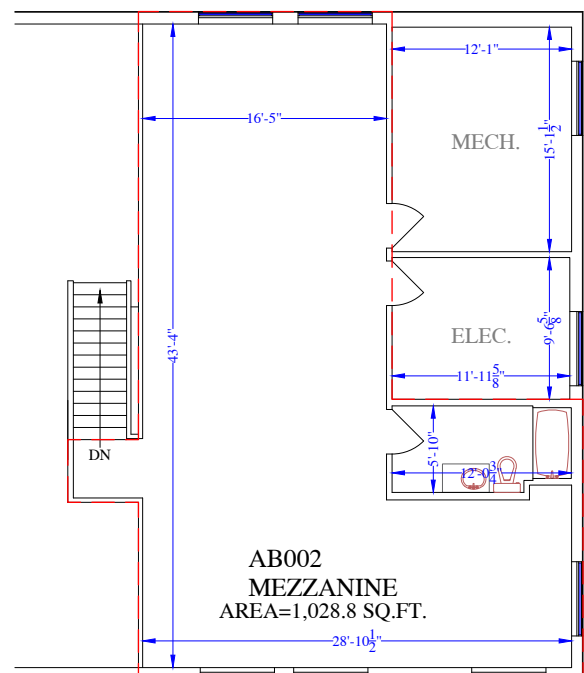


For lease
127 - 4 Street NE, Unit 2
Redcliff, AB T0J 2P0





Main Floor



Mezzanine



**MUSTANG
FREIGHTWAYS**

**BERGERON
AUTOBODY**

**NOCTURNAL
TINTING**

**CYPRESS COUNTY
FIRE SERVICES**

Permitted Uses

- Art and Craft Studio
- Convenience Store
- Financial Institution
- Fitness Studio
- Household Service
- Liquor Store
- Office
- Personal Service
- Pet Care Service
- Public Utilities
- Retail Store

Discretionary Uses

- Accessory Building - Carport
- Automotive Paint and Body Shop
- Automotive Repair and Service
- Equipment Sales, Rental, Service
- Garage
- Manufacturing, Light
- Modular Home
- Oil and Gas Well Service Industries
- Tanks and Pressure Vessels
- Trade and Contract Service
- Veterinary Clinic - Small Animal
- Warehouse

**Review the Redcliff Land Use Bylaw for a full list of approved zoning uses.*

Get more property information

**AVISON
YOUNG**

Adam Andrews

Associate

403 942 8099

adam.andrews@avisonyoung.com

Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

© 2025, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.