

Office space for lease

2450 South Highway Drive SE
Redcliff, AB



**Multi-office opportunity
offering ample natural
light & on-site parking**



3,594 sf



Bright & spacious



Excellent exposure
(29,000 VPD+)

Get more property information

Daniel Kitching

Associate

D 403 942 5678

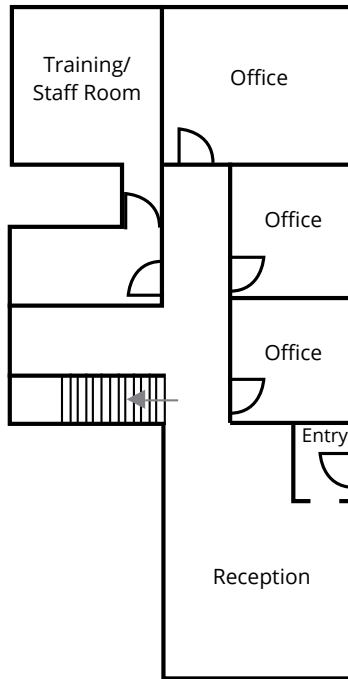
daniel.kitching@avisonyoung.com

Adam Andrews

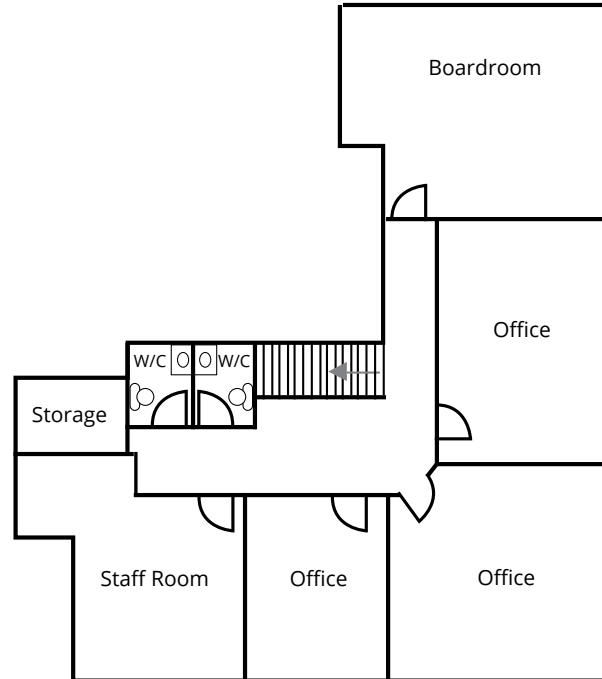
Associate

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Main Floor



Second Floor

*Note: Drawings are approximate and may not be to scale.

Property Description

This move-in-ready office space combines visibility, functionality, and a flexible layout—perfect for a variety of business needs. The main floor welcomes you with a bright reception area, three spacious private offices, and a flexible meeting room suited to various team needs. The upstairs offers three additional offices, a large boardroom, staff lunchroom, and convenient washrooms.

The building is bright and spacious, with abundant natural light throughout. The interior includes durable tile flooring and well-maintained finishes, creating a clean, professional look that is both practical and low-maintenance. Please contact an Associate to discuss this opportunity further.

Location Description

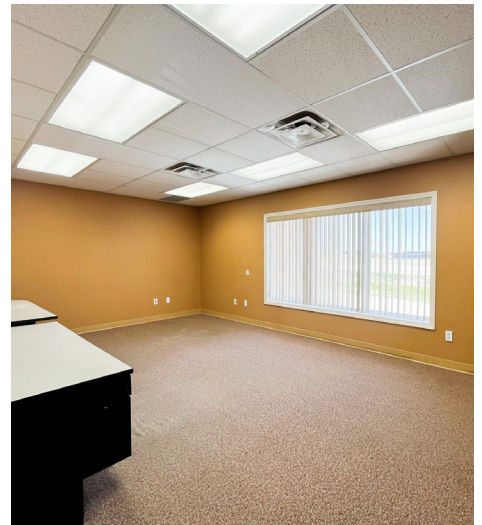
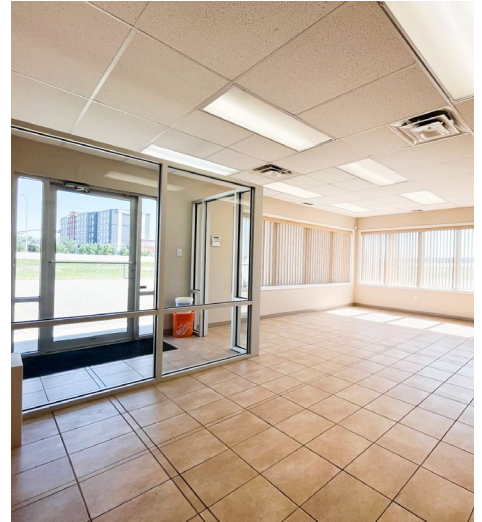
The subject property is situated along the south side of Highway 1 in Redcliff. This property benefits from unmatched visibility along the Trans-Canada Highway (29,000 VPD+). The building is adjacent to the King of the Road Truck Wash. Other quality neighbouring tenants include McDonald's, Tim Horton's, The Keg, Costco, Tytan Power Ltd, Peterbilt, Esso, and United Rentals.

Offering Summary

Opportunity	3,594 sf
Legal Address	0411924;1;12
Zoning	Highway Corridor Commercial District
Lease Price	\$9.00 psf
Additional Rent	\$5.00 psf
Possession	Move-in-ready

Property Highlights

- Highway 1 exposure
- Easily accessible site
- Bright spacious offices
- Large boardroom / meeting space
- Lunchroom
- Ample on-site parking





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