

**5211 - 44 STREET | REDWATER, AB | 91 ACRES±**

### PROPERTY DESCRIPTION

- 91 acres fronting 44 street in Redwater
- Low property taxes compared to larger centres
- Completed ASP with Redwater County
- Municipal services at the lot line
- Close to Fort Saskatchewan Dow Chemical Plant
- Located 45 minutes from Edmonton
- Potential for VTB financing
- Geotechnical report available
- Strategically located near CP's Scotford Yard rail terminal, the Sturgeon Refinery, and the Redwater Cogeneration Plant

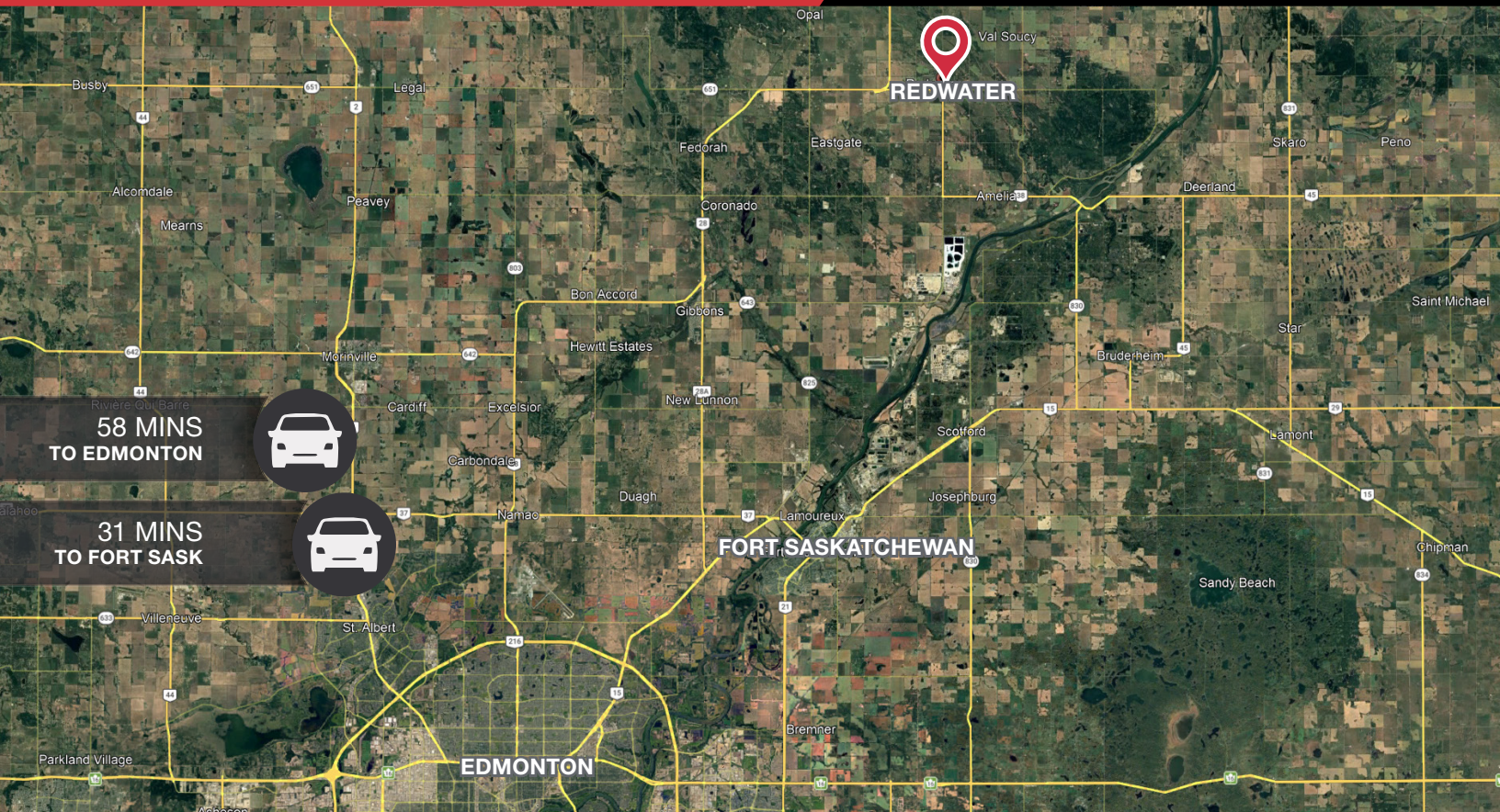
#### DEREK CLAFFEY

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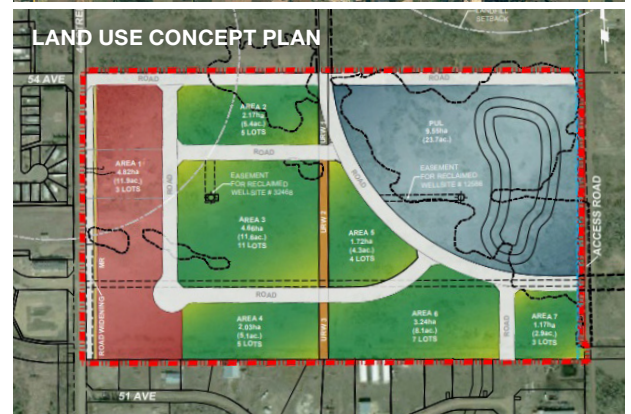
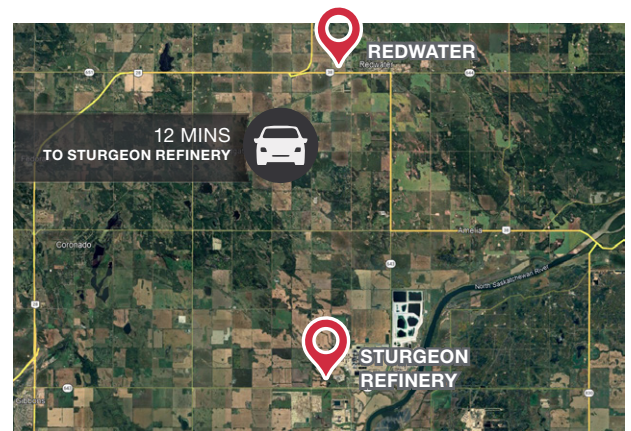
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**ADDITIONAL INFORMATION**

SIZE	91 acres±
LEGAL DESCRIPTION	SW 29-57-21-4
ZONING	Designated Industrial Park Dis.
AVAILABLE	Immediately
SALE PRICE	\$3,458,000 (\$38,000/Acre)
PROPERTY TAXES	TBD



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