COURT ORDERED SALE

REDWATER INDUSTRIAL PROPERTY

NAI Commercial



4703-4704 48 STREET | REDWATER, AB | VERSATILE INDUSTRIAL PROPERTY

PROPERTY DESCRIPTION

- 13,300 sq.ft.± industrial property situated on 0.84 acres with approximately 2,500 sq.ft.± office area
- Additional 0.84 acre storage yard included (Can be purchased separately for $90,000)
- 5 ton bridge crane and 1.5 ton jib crane
- 400 amp/600 volt/3 phase/4 wire power (TBC by Buyer)
- Versatile building suitable for multiple uses
- Several grade loading options (various sizes)
- Ability to accommodate multiple tenants
- Only 40 minutes from Edmonton



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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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4703-04 - 48 STREET | REDWATER, AB

ADDITIONAL INFORMATION

SIZE	13,300 sq.ft.± Main building 1,800 sq.ft.± Quonset 600 sq.ft.± Storage building
LEGAL DESCRIPTION	Plan: 886HW, Block: 4/5, Lots: 1-8
ZONING	C-GEN (General Commercial District)
AVAILABLE	Negotiable
YEAR BUILT	1974
CEILING HEIGHT	12.5’ to 18’±
HEATING	Radiant & forced air throughout
POWER	400 amp/600 volt/3 phase/4 wire (TBC)
LOADING	(1) 16’x18’, (1) 8’x14’, (1) 12’x12’, (3) 12’x12’, (1) 8’x12’
OFFICE SIZE	2,500 sq.ft.±
SITE/YARD SIZE	2 sites of 0.84 acres each
DRAINAGE	(3) floor drains/sumps
PROPERTY TAXES	$27,462.06 (2024)
SALE PRICE	Land: ~~$90,000~~ $85,000 Building:~~$750,000~~ $725,000 Total: **~~$840,000~~ $805,000**







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