



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

REDWATER DEVELOPMENT LAND

49th Avenue & 48th Street, Redwater, Alberta



±32,648 SQ. FT.

SALE PRICE: \$295,000.00

Property Features

- Great corner site totalling ±32,648 sq. ft. of immediate development land available for sale
- Fantastic location in downtown Redwater along Railway Avenue (49th Avenue)
- Ideal for new development including hotel, retail and restaurant



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Rendering



Property Features

Legal Description:	Plan 1544CL, Block 3 & R
Zoning:	C-1 - Primary Commercial
Site Area:	±32,648 sq. ft.
Price:	\$295,000.00

Redwater Highlights

The Town of Redwater is home to approximately 2,200 residents which are employed in oil & gas, agriculture, construction & contracting, manufacturing, metal & industrial waste recycling, retail & transportation services.

Residential rental vacancies are estimated at less than 2% with a number of housing projects that are slated to proceed in the 2016.

Alberta Industrial Heartland Area Highlights

Alberta's Industrial Heartland is Canada's largest hydrocarbon processing region and one of the world's most attractive locations for petro-chemical, chemical, oil, and gas investment.

the geographic area of 582 square kilometer region is home to 40+ world class companies with a combined investment of over \$25 billion. The Industrial Heartland region currently employs approximately 7,000 people, including long term contract employees, which creates an additional 24,000 indirect jobs.

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