

FOR SALE

Commercial Development Lands

4520 48 Avenue, Redwater, AB

5.52 Acres

Sale Price: \$1,000,000.00 (\$181,159 per acre)

High Traffic Exposure

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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PROPERTY DETAILS

MUNICIPAL ADDRESS

4520 48 Avenue, Redwater, AB

LEGAL DESCRIPTION

Plan 7722567, Lot D

ZONING

C3 Highway Commercial

PROPERTY TAXES

\$21,424.63 (2019)

PROPERTY TAX ASSESSMENT

\$770,200 (2019)

SITE SIZE

5.52 Acres

UTILITIES

on property line

SALE PRICE

\$1,000,000.00

58 STREET

48 AVENUE

DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	932	2,249	2,442

	AVERAGE INCOME		
	1km	3km	5km
	\$90,287	\$104,415	\$107,265

	HOUSEHOLDS		
	1km	3km	5km
	458	977	1,051



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