



# POWELL INDUSTRIAL PROPERTY

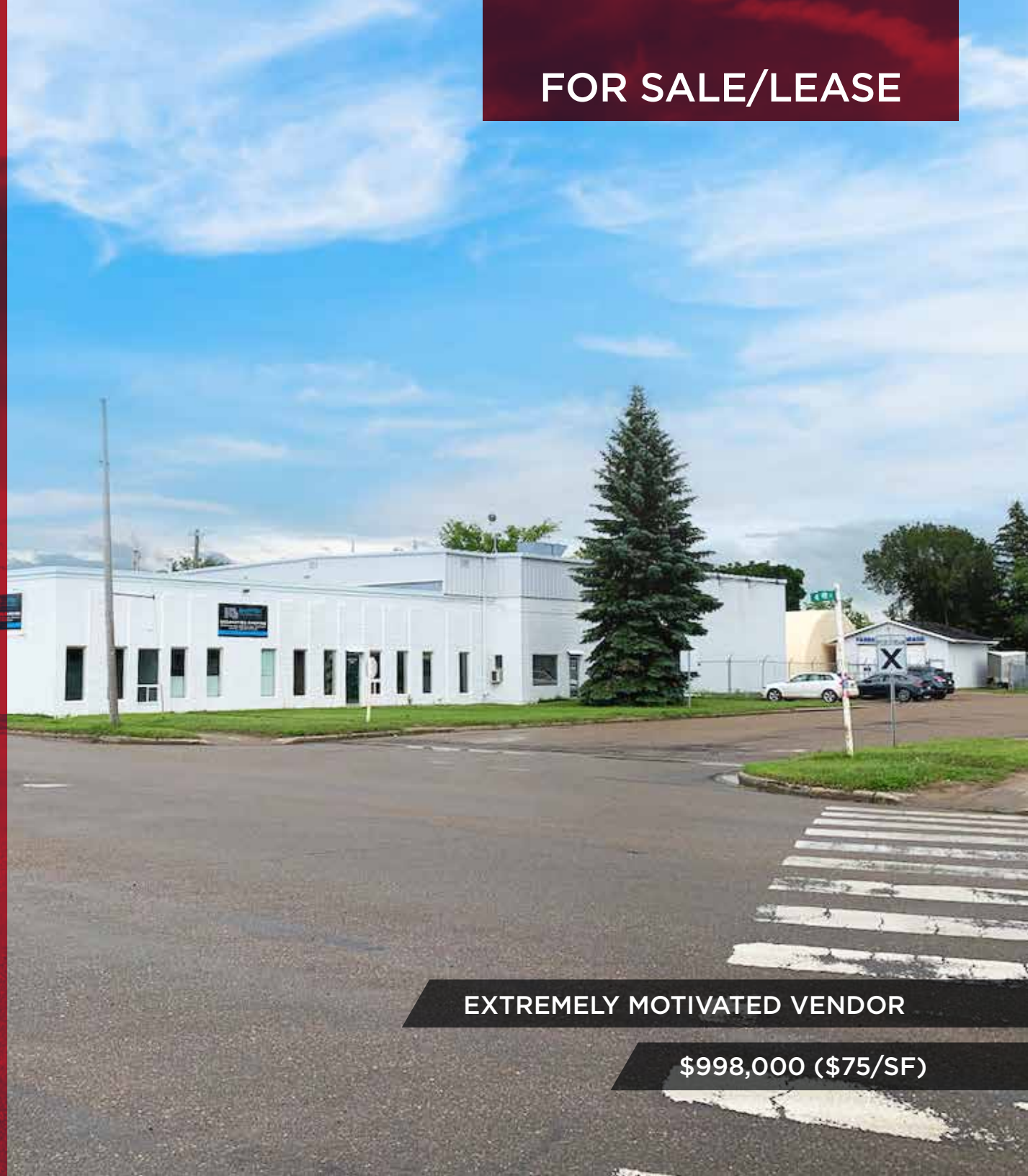
4713 - 48 Street,  
Redwater, AB

**INDUSTRIAL  
MANUFACTURING  
FACILITY WITH  
STORAGE YARD**

**Seif Jiwaji**  
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**FOR SALE/LEASE**



**EXTREMELY MOTIVATED VENDOR**

**\$998,000 (\$75/SF)**





## LOCATION HIGHLIGHTS

- Located in Redwater - part of Alberta's Industrial Heartland. 40 min Northeast of Edmonton (Hwy28A).
- +/- 13,000 SF manufacturing facility.
- +/- 2,500 SF - offices, administrative and amenities areas
- Quonset (50' x 36') on site.
- Fabrication storage building (639 SF) on site.
- 5 - ton overhead crane .
- Secure and fenced land (+/-0.83 acres) west of 48 Street.







# OPPORTUNITY DETAILS

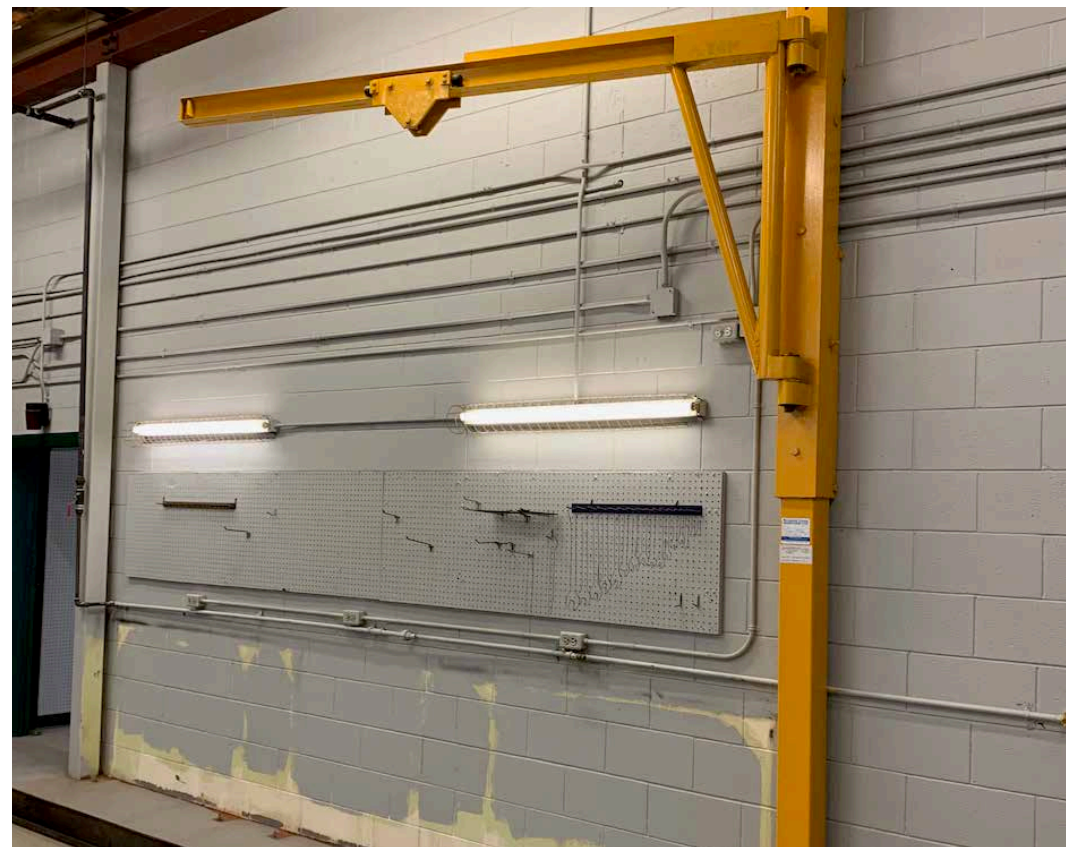
LEASE RATE: Market  
YARD LEASE RATE: Market  
OPERATING COST: TBC  
SALE PRICE: \$998,000 (\$75/SF)  
TAXES: \$15,820 (2022)







# INTERIOR PHOTOS





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