

POWELL INDUSTRIAL

PROPERTY

4713 - 48 Street, Redwater, AB

INDUSTRIAL
MANUFACTURING
FACILITY WITH
STORAGE YARD

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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.

SITE PLAN

PROPERTY DETAILS

MUNICIPAL ADDRESS: 4713 - 48 Street, Redwater, AB

LEGAL DESCRIPTION: PLAN 886HW, Block 4, 1-8; PLAN

886HW, Block 5, 1-8;

YEAR BUILT: 1974

SITE SIZE: 1.67 Acres

SITE COVERAGE

19% (including storage facility)

LEASABLE AREA:

± 2,500 SF (Main Floor) ± 10,800 SF (Warehouse)

13,300 SF (Total)

POWER:

RATIO:

3 Phase - amp & voltage - TBC

LOADING DOORS:

(3) Grade 10' x 12' (1) Grade 14' x 16'

(1) Grade 12' x 14' (1) Grade 8' x 14'

(1) Grade 8' x 12'

LIGHTING:

Combination of Fluorescent and

Halide fixtures

HEATING:

Entire building is heated by forced

air furnaces. A make-up unit is located in the welding shop.

SUMPS: 3 sumps in the building

5 Ton (12.5' Clear under hook) CRANE:

MAKE UP AIR SYSTEM: Yes

CLEAR HEIGHT: 12.82'-18.33'

ZONING: C-2: General Commercial

Full municipal services UTILITIES:

AMENITIES: Paint booth

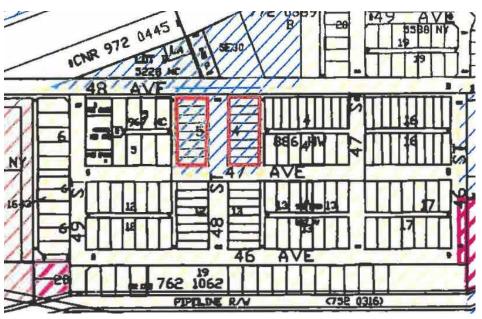
PARKING: 8 paved, 20 gravelled parking stalls

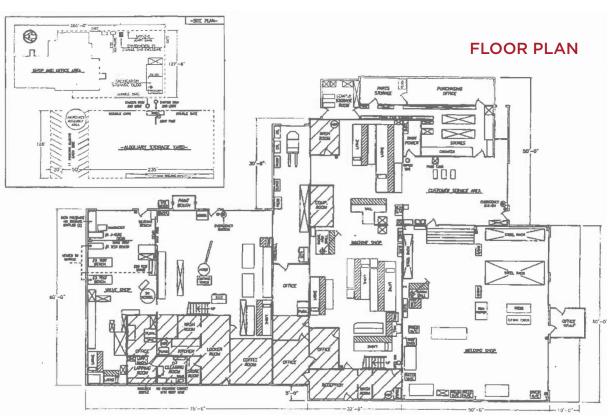
YARD: 0.83 acres - fenced and well

gravelled

CONSTRUCTION: Main building concrete cinder

block





OPPORTUNITY **DETAILS**

LEASE RATE: Market

YARD LEASE RATE: Market

OPERATING COST: TBC

SALE PRICE: \$998,000 (\$75/SF)

TAXES: \$15,820 (2022)















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