



POWELL INDUSTRIAL PROPERTY

4713 - 48 Street,
Redwater, AB

**INDUSTRIAL
MANUFACTURING
FACILITY WITH
STORAGE YARD**

Seif Jiwaji
Senior Associate
780 643 2141
seif.jiwaji@cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 28, 2023

FOR SALE/LEASE



EXTREMELY MOTIVATED VENDOR

\$1,250,000 (\$94/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.

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 RATIO: 19% (including storage facility)

LEASABLE AREA: ± 2,500 SF (Main Floor)
± 10,800 SF (Warehouse)
13,300 SF (Total)

POWER: 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

CRANE: 5 Ton (12.5' Clear under hook)

MAKE UP AIR SYSTEM: Yes

CLEAR HEIGHT: 12.82'-18.33'

ZONING: C-2: General Commercial

UTILITIES: Full municipal services

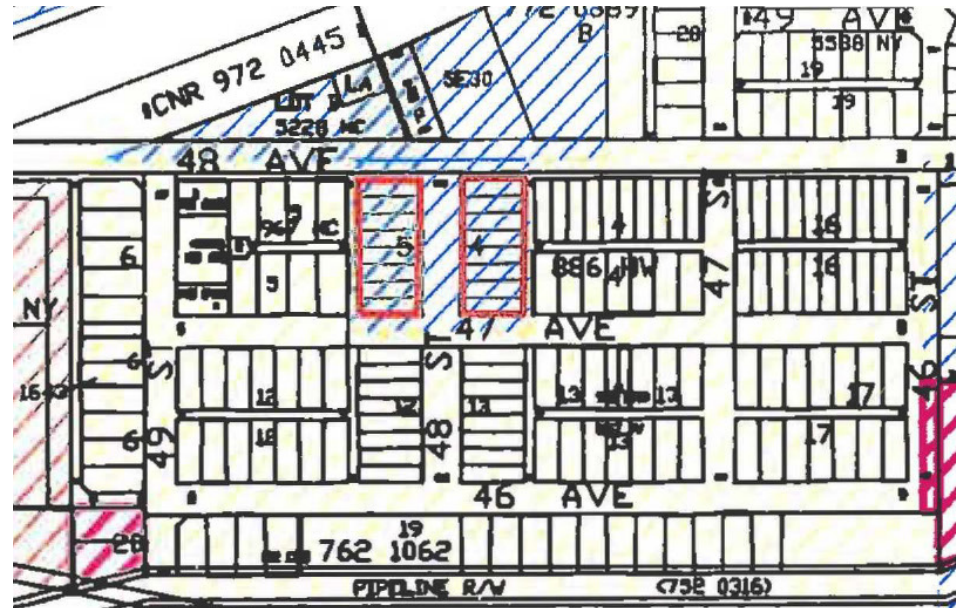
AMENITIES: Paint booth

PARKING: 8 paved, 20 gravelled parking stalls

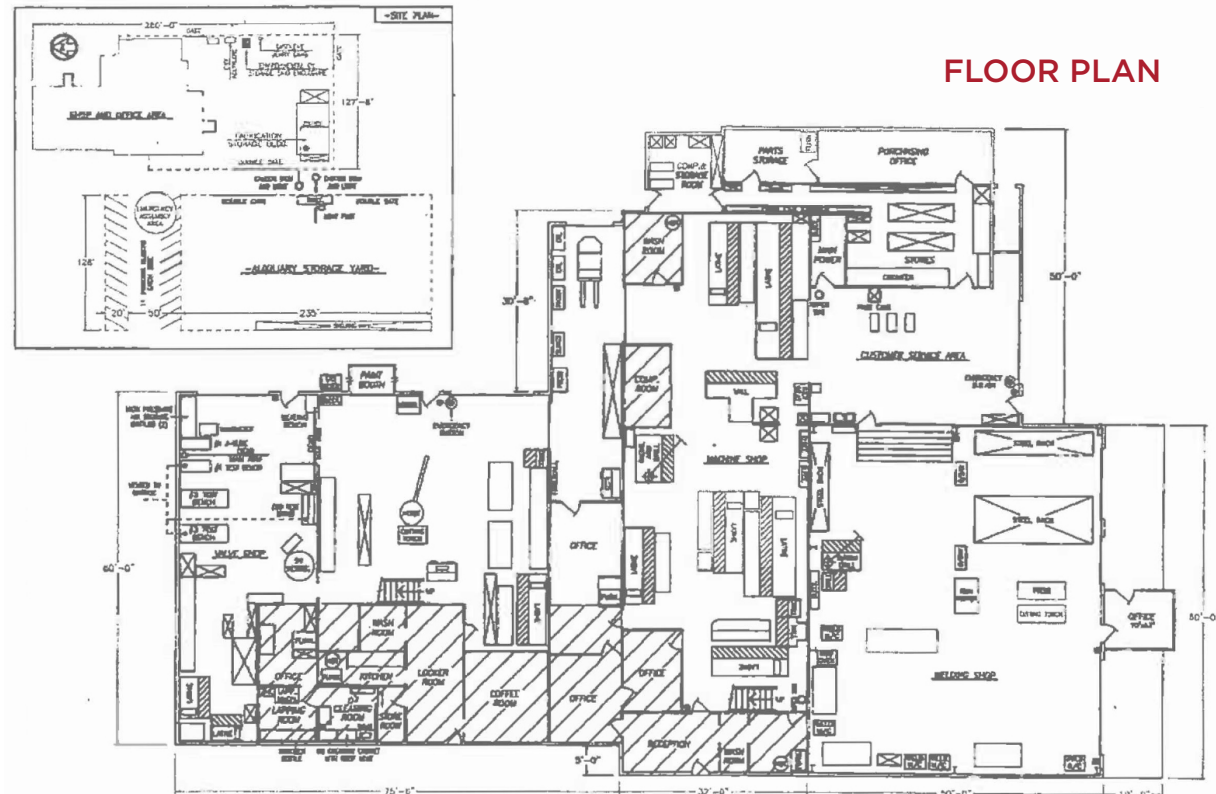
YARD: 0.83 acres - fenced and well gravelled

CONSTRUCTION: Main building concrete cinder block

SITE PLAN



FLOOR PLAN



OPPORTUNITY DETAILS

LEASE RATE:	Market
YARD LEASE RATE:	Market
OPERATING COST:	TBC
SALE PRICE:	\$1,250,000 (\$94/SF)
TAXES:	\$15,820 (2022)





INTERIOR PHOTOS





Edmonton

Seif Jiwaji

Senior Associate

780 643 2141

seif.jiwaji@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 28, 2023