

## \$2,500,000 - 5303 48 Avenue, Redwater

MLS® #E4370596

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Redwater, Redwater, AB

JUDICIAL SALE. The centre has a complimentary mix of retail and residential tenancies. The property provides an excellent opportunity for a portion of the asset to be occupied by a medical, professional or retail owner user. Rare opportunity for investors and/or professional & retail users to occupy and secure a high profile income producing asset in Redwater. Staggered lease terms with community driven tenant mix and built in rent escalations. Marquee corner site offering high exposure to 3,660± vehicles per day on Highway 38 (48 Avenue).

Built in 2020

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4370596    |
| Price      | \$2,500,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2020        |
| Type       | Retail      |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5303 48 Avenue |
| Area        | Redwater       |
| Subdivision | Redwater       |



|             |          |
|-------------|----------|
| City        | Redwater |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T0A 2W0  |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2024 |
| Days on Market | 558                |
| Zoning         | Zone 60            |

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Listing information last updated on August 3rd, 2025 at 12:02am MDT