

## \$192,900 - 4406 51 Avenue, Redwater

MLS® #E4418353

**\$192,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Redwater, Redwater, AB

"Great Investment" Industrial Site 0.650 Acre Lot! \*\* Zoned M1\*\* Located in the Redwater Industrial Park. Fenced with 2 gated approaches & 6ft chain-link fencing. Power to the Office Shack...it offers good functional space & an electric heater. Great storage in the 40ft Sea Can 9ft 6" height. Close to Alberta's Industrial Heartland with easy access to Fort Saskatchewan, Fort McMurray & North Edmonton. Hwy 644 & Hwy 38. All city services at the property line water & gas. The adjacent corner lot is also For Sale. GST maybe applicable.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4418353        |
| Price     | \$192,900       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4406 51 Avenue |
| Area        | Redwater       |
| Subdivision | Redwater       |
| City        | Redwater       |
| County      | ALBERTA        |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T0A 2W0 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 102                |
| Zoning         | Zone 60            |

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Listing information last updated on April 29th, 2025 at 11:02am MDT