

## \$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).

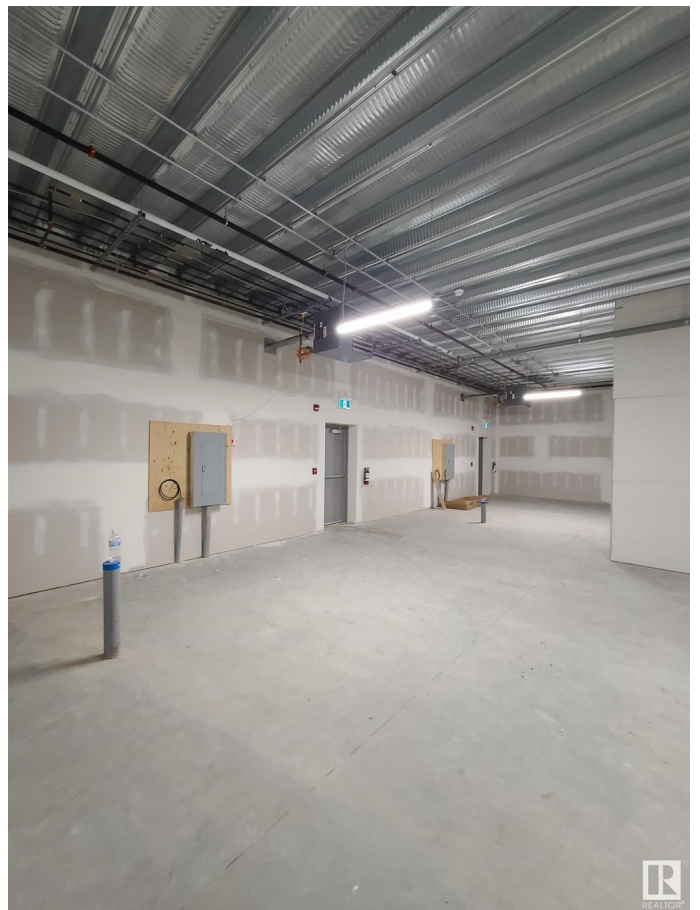
Built in 2020

### 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	574
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 4:02pm MDT