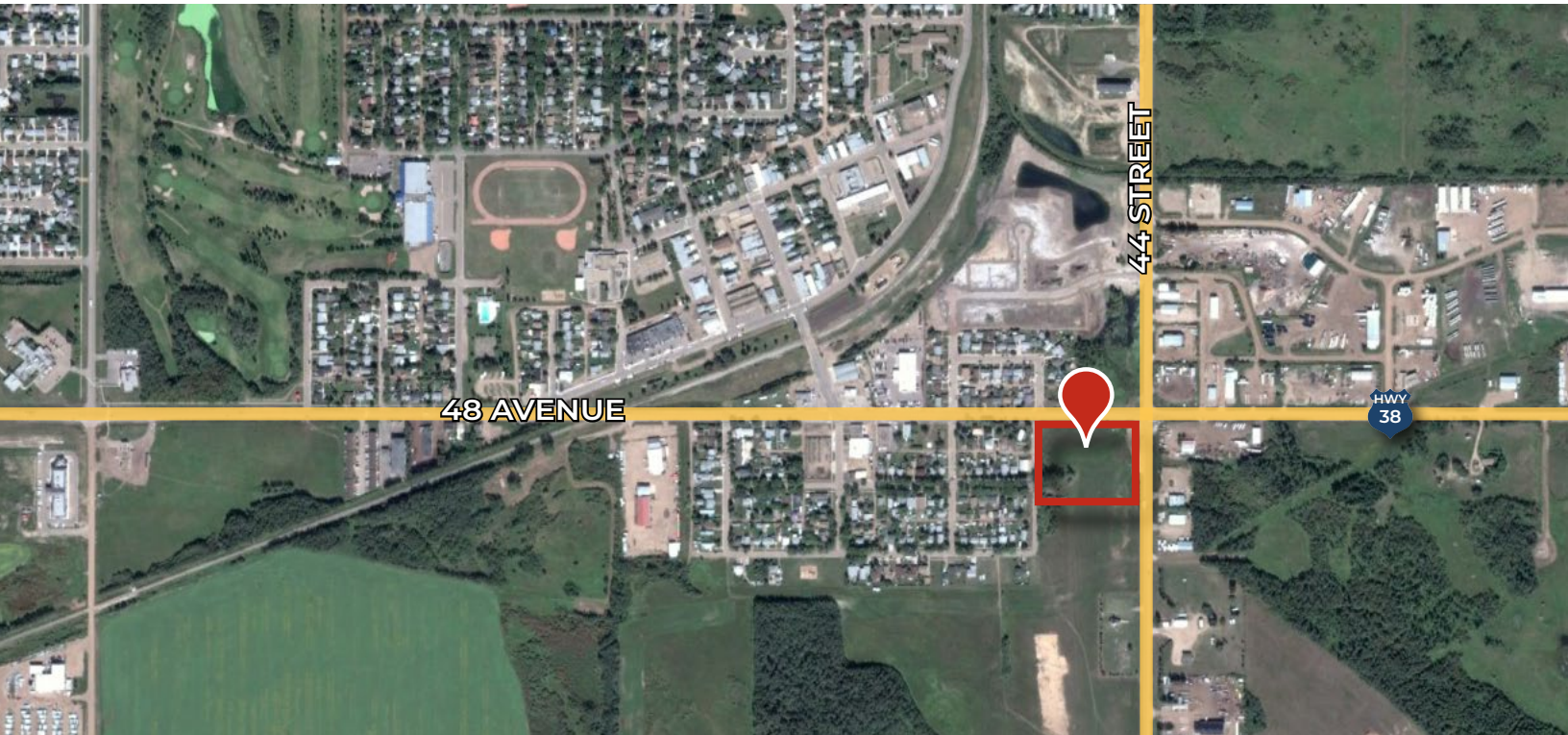


FOR SALE

REDWATER COMMERCIAL LAND

4707/4715-46 Street, Redwater, AB



HIGHLIGHTS

- Frontage to Highway 38
- Located about 30 minutes NE of Edmonton, home to approx. 2,200 residents and 100+ businesses
- Ideal for quick service restaurants, fuel stations, retail, medical, and automotive service businesses
- Situated along a major highway corridor, ideal for capturing regional traffic from industrial, commuter and tourist flows
- The site is flat, fully serviceable, and well-suited for phased or multi-tenant development
- Zoning allows for a broad range of commercial uses, offering flexibility for developers and end-users alike

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Neighbourhood



REDWATER DEMOGRAPHICS

Population



2,210

Median Age



42

Number of
Businesses



102

Median Household
Income



\$105,080

Property Details & Financials

MUNICIPAL ADDRESS 4707/4715-46 Street,
Redwater, AB

LEGAL DESCRIPTION Plan: 8722030; Block: 18; Lot: 8 &
Plan: 7621062; Block: 18; Lot: 3

ZONING C-HWY ([Highway Commercial District](#))

TYPE OF SPACE Land

SITE SIZE 4.67 acres ±

SALE PRICE **Market, Bring Offers!**

PROPERTY TAXES \$6,699/annum (2024)



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C-HWY Zoning | Highway Commercial District

The purpose of this District is to provide opportunities for commercial uses serving vehicle traffic on Sites adjacent to arterial roads, Highway 28, Highway 38 and Highway 644.

PERMITTED USES	DISCRETIONARY USES
Accessory Building and Use Animal Care Facility, Minor Art Studio and Workshop Auctioneering Establishment Business Support Service Contractor, General Drive-Through Vehicle Service Education Facility Exhibition and Convention Facility Financial Service Flea Market Food Manufacturing and Preparation Funeral Service Gas Bar Government Service Greenhouse and Plant Nursery Green Energy Facility Health Service, Minor Lodging Modular Dwelling Manufacturing and Sale Nightclub/Pub Office Recreation, Indoor Restaurant Restaurant Patio Retail, Cannabis Retail, Convenience Retail, General Satellite Dish Security Suite Shopping Centre Show Home Sign, Electronic Sign, Fascia Sign, Roof Vehicle Repair Vehicle Servicing Area Warehouse Sales	Dwelling, Apartment Intermodal Storage Container (Sea Can) Mixed Use Development Parking Lot Wireless Communications Facility

Additional Details

- *Redwater's role as a hub for energy, petrochemical, and industrial operations drives consistent demand for supporting commercial services*
- *Highway commercial development caters to traveling workers, contractors, and logistics providers with essential amenities like dining, lodging, and convenience retail*



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Regional Map



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