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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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Neighbourhood

REDWATER DEMOGRAPHICS

Population	Median Age
2,210	42
Number of Businesses	**Median Household Income**
102	$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 (2025)

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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

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

DISCRETIONARY USES

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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