



FOR SALE

Drive-thru retail, c-store (operating business)  
& gas station opportunity to purchase

101 & 102, 4801 Ochre Park Road, Redwater, AB

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Accelerating success.

4801 Ochre Park Road | For Sale

# The Opportunity

Colliers is thrilled to present an exceptional opportunity to acquire one of Redwater's newest retail centres. Strategically located at the bustling intersection of Highway 38 and 52 Avenue, this retail centre boasts remarkable visibility that captures the attention of both local residents and passing travelers. The impressive building encompasses 5,100 square feet and is set on a generous 1.60 acres of prime land.

This asset is leased to two long-term tenants, providing a reliable and robust cash flow stream, making it an attractive investment. Anchored by the reputable Petro-Canada gas station and convenience store, the site is also complemented by the beloved Tim Hortons Café & Restaurant. With convenient drive-through capabilities, the centre caters to high volumes of traffic, ensuring prompt service for both local customers and those on the go.

The retail centre enjoys significant exposure to Highway 38, which sees an impressive daily traffic count of 3,160 vehicles (2023). This strategic location not only enhances visibility but also positions the centre as a vital hub for the community and travelers alike, making it a prime investment opportunity in a thriving area.



Front of the building



Tim Hortons Patio



Petro Gas Bar



Convenience Storefront

## The Opportunity at a glance



**Location**  
Redwater, AB



**100%**  
Leased



**5,100 SF**  
Total Building Area



**1.60 acres**  
Total Land Size



# Property Features

Civic Address	4801 Ochre Park Road, Units 101 & 102, Redwater, AB T0A 2W0
Legal Address	Condo Plan 2322428 Unit 1
Location	Highway 38 & 52 Avenue
Zoning	CC - Commercial Corridor
Site Size	1.60 Acres
Building Size	Drive-thru Restaurant: 2,488 SF Convenience & Gas Bar: 2,612 SF
Signage	Pylon & fascia
Property Tax	\$33,450.98 (2024)
Parking	Ample surface parking
Type	Retail centre
Listing Price	\$5,500,000

# Community Overview

Redwater, Alberta, is a thriving community with a vibrant economy and a strategic location that makes it an ideal destination for investors. Situated just 50 kilometers northeast of Edmonton, Redwater offers excellent access to major transportation routes and a skilled workforce. The town is known for its strong industrial base, particularly in the energy sector, and is home to various businesses that benefit from a supportive local government and a commitment to economic development. With ongoing infrastructure improvements and a focus on sustainability, Redwater presents a unique opportunity for investors looking to tap into a growing market with a promising future.



## Property Highlights

*Within 3 km radius*



# Amenities Map



## Food & Drink

- 1 Burger Baron
- 2 Subway
- 3 Rainbow Wok & Grill
- 4 Achi's Steak & Pizza
- 5 Kicks Saloon Restaurant & Bar
- 6 IGA

## Accommodations

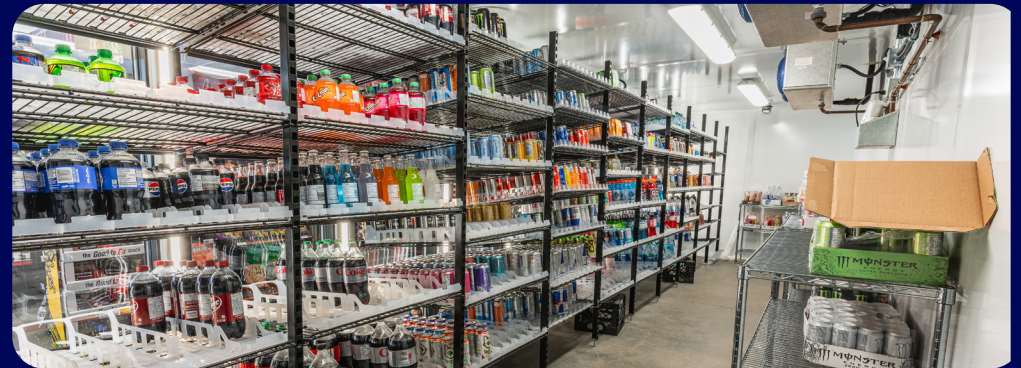
- 1 Days Inn by Wyndham
- 2 Paradise Inn & Suites
- 3 Red Rest Motel
- 4 Diamond Spring Lodge

## Parks & Recreation

- 1 Kinsmen Park
- 2 Pembina Place
- 3 Redwater Swimming Pool
- 4 Redwater Community Golf Club
- 5 Centennial Park



# Property Photos





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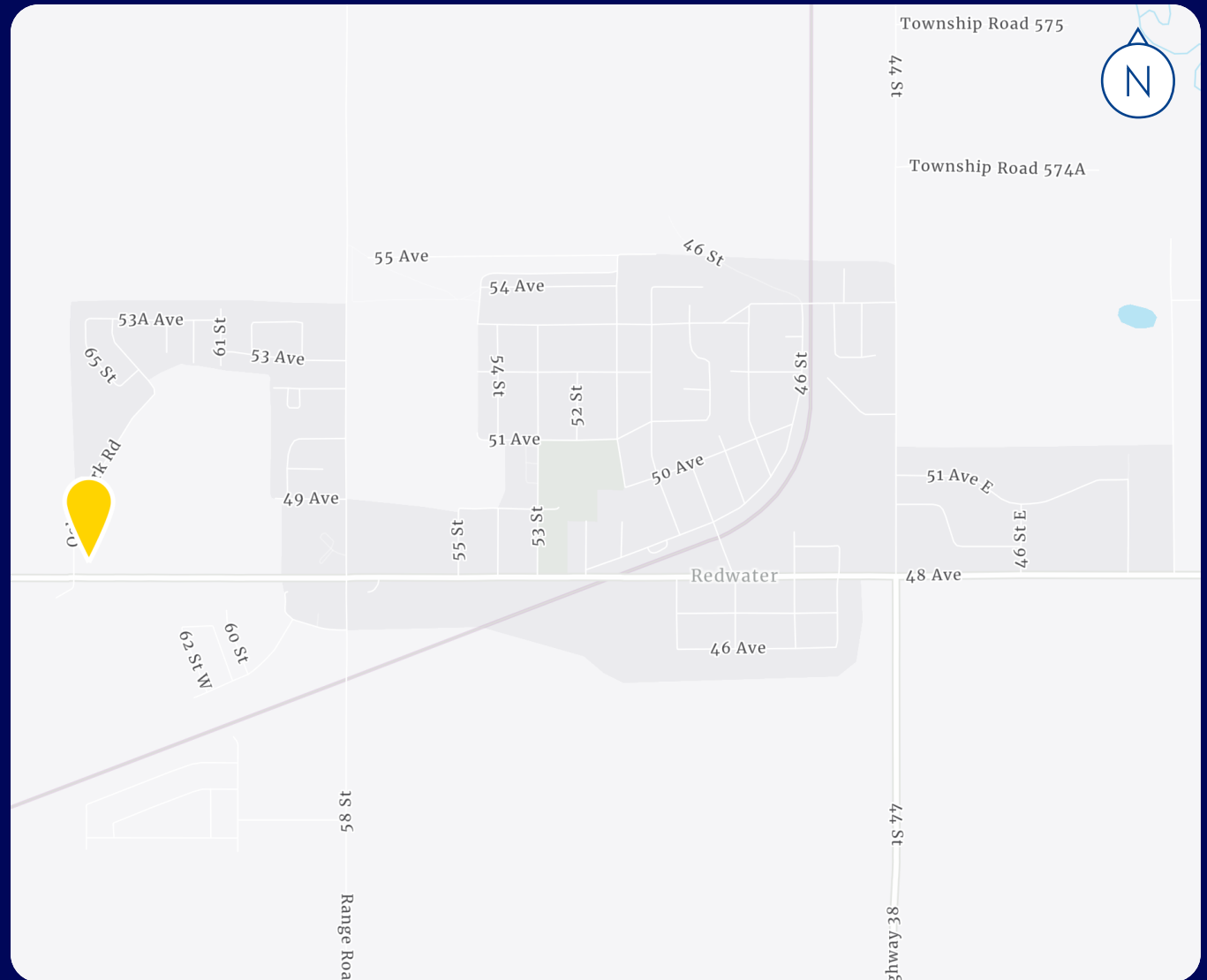
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