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FOR SALE

# Turnkey Investment Property with Long-Term Tenants

**4520 48 Avenue, Redwater, Alberta T0A 2W0**

Fully leased bays with long-term tenants provide a stable income stream, while the opportunity to lease the remaining bay offers upside potential—all situated in a growing industrial area of Redwater, Alberta.

**Address** 4520-4524 48 Avenue, Redwater, AB

**Legal address** Plan 3190HW Lot D

**Total building size** 5,130 SF

**Site Size** 0.53 Acres

**Zoning** Commercial/office zoning

**Year built/renovated** 1979

**Ceiling height** 16'

**HVAC** Forced air

**Power** 600 AMP (TBC)

**Loading** Grade

**Occupancy rate** 66%

**Vacancy rate** 33%

**Market lease rate** \$11.50 PSF

**Sale Price** \$550,000

BAY	TENANT	SIZE (SF)	STATUS
4520	Ideal Signs	2,048 SF	Leased
4524	Evansands Ltd.	2,048 SF	Leased
4522	Available	1,034 SF	For Lease





## PHOTO GALLERY



Unit 4524 - Reception



Unit 4524 - Shop Facing West



Unit 4524 - Second Floor Office



Unit 4522 - Shop



Unit 4522 - Kitchenette



Unit 4522 - Shop



Unit 4520 - Shop



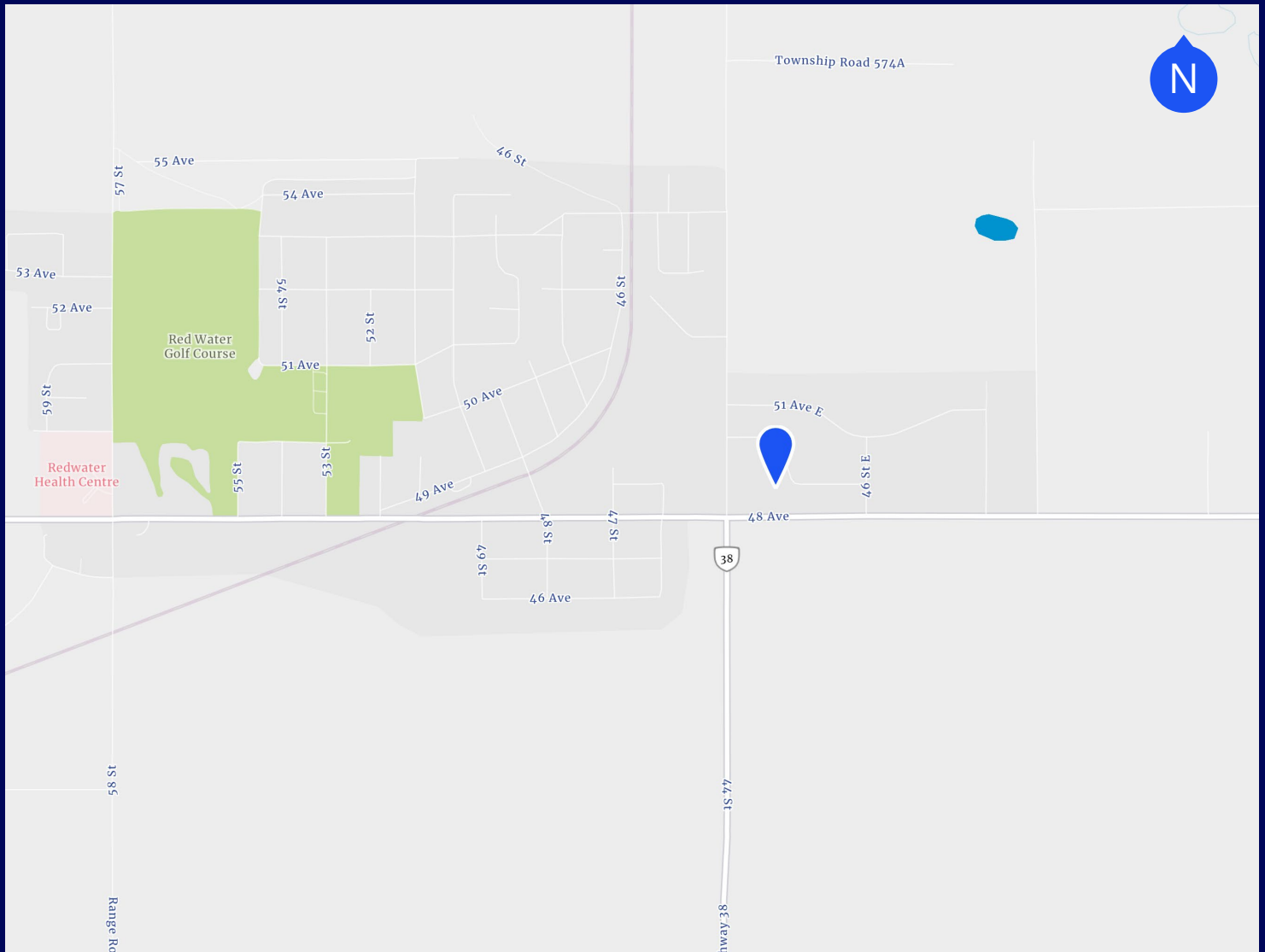
Unit 4520 - Office



Unit 4520 - Shop



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