

## \$395,900 - 4807 52 St, Redwater

MLS® #E4305466

**\$395,900**

Bedroom, Bathroom, 2,165 sqft  
Industrial on 0.00 Acres

Redwater, Redwater, AB

Expose your business to prime location, success, access, and visibility! This commercial property is on 2 LOTS in the growing Town of Redwater. There is a separate side entrance to 2 large office spaces and a 2pc bathroom.....windows and electrical have been updated. The metal frame shop has original wood floors, radiant heat, a 2pc bathroom, utility room, great mezzanine storage, 220 volt, 10ft overhead door, a side loading dock. Plus, an additional work room with another 10ft overhead door & radiant heat. There is lots of parking space and a back alley. The revenue possibilities are endless for the 3 usable spaces.....a smart investment!

Built in 1947

### Essential Information

MLS® #	E4305466
Price	\$395,900
Square Footage	2,165
Acres	0.00
Year Built	1947
Type	Industrial

### Community Information

Address	4807 52 St
Area	Sturgeon



Subdivision	Redwater
City	Redwater
Province	AB
Postal Code	T0A 2W0

### **Exterior**

Construction	Metal
--------------	-------

### **Additional Information**

Date Listed	July 18th, 2022
-------------	-----------------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 May 18th, 2024 at 1:46pm MDT