



MIXED-USE COMMERCIAL INVESTMENT PROPERTY (LAND AND BUILDING)

FOR SALE OR LEASE
5303 - 48 AVENUE, REDWATER AB

**MOTIVATED LENDER
FURTHER REDUCED**

NOW ~~\$3.3M~~ \$2.5M

VINCE CAPUTO

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NAI COMMERCIAL REAL ESTATE INC.

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

OPPORTUNITY

NAI Commercial Real Estate has been retained by the Court of King's Bench of Alberta on an exclusive basis to arrange for the Judicial sale of a unique multi-tenant investment property prominently located on 48 Avenue (Highway 38) in Redwater. The centre has a complimentary mix of retail and residential tenancies.

The property provides an excellent opportunity for a portion of the asset to be occupied by a medical, professional or retail owner user.

PROPERTY HIGHLIGHTS

-  Rare opportunity for investors and/or professional & retail users to occupy and secure a high profile income producing asset in Redwater
-  Staggered lease terms with community driven tenant mix and built in rent escalations
-  Marquee corner site offering high exposure to 3,660± vehicles per day on Highway 38 (48 Avenue)

22,000 SQ.FT.± INVESTMENT PROPERTY ON 1.06 ACRES

RARE OPPORTUNITY FOR PROFESSIONAL/RETAIL USERS
TO SECURE AN INCOME PRODUCING ASSET

RECENTLY CONSTRUCTED (2020) - TWO STOREY BUILDING
11 SECOND FLOOR RESIDENTIAL SUITES - FULLY LEASED
MAIN FLOOR COMMERCIAL UNITS - 2 LEASED



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ADDITIONAL INFORMATION

BUILDING SIZE

Main Floor: 11,116 sq.ft.±
2nd Floor: 10,884 sq.ft.±
Total Building Size: 22,000 sq.ft.±

LEGAL DESCRIPTION

Lot 12, Block 18, Plan 1620563

ZONING

C-2 (General Commercial District)

YEAR BUILT

2020

PROPERTY TAXES

\$50,165.92 (2023)

RETAIL VACANCIES

CRU 1: 1,553 sq.ft.±
CRU 2: 1,551 sq.ft.±
CRU 4: 1,551 sq.ft.±
CRU 5: 1,546 sq.ft.±
CRU 6: 2,628 sq.ft.±

CURRENT RETAIL TENANTS

University TCM Clinic and Equilibrium Cannabis

RESIDENTIAL

Total units: 11 - FULLY LEASED
10 - One bedroom units
1 - Two bedroom unit

UTILITIES

Included in rent

PARKING

1 dedicated surface stall per unit

IN-SUITE LAUNDRY

Yes - 3 units

ROOFTOP PATIO ACCESS

Yes

LEASES & RENT ROLL

To be provided once confidentiality agreement is executed

SALE PRICE

\$3,800,000 **FURTHER REDUCED \$3,300,000 \$2,500,000**

LEASE RATE

Market. Call agent for more details.



NAI Commercial



3,180 VPD
HIGHWAY 38 - 48 AVE N



2,411
DAYTIME POPULATION



1.5 %
ANNUAL GROWTH 2023 - 2028



1,703
EMPLOYEES



110
BUSINESSES



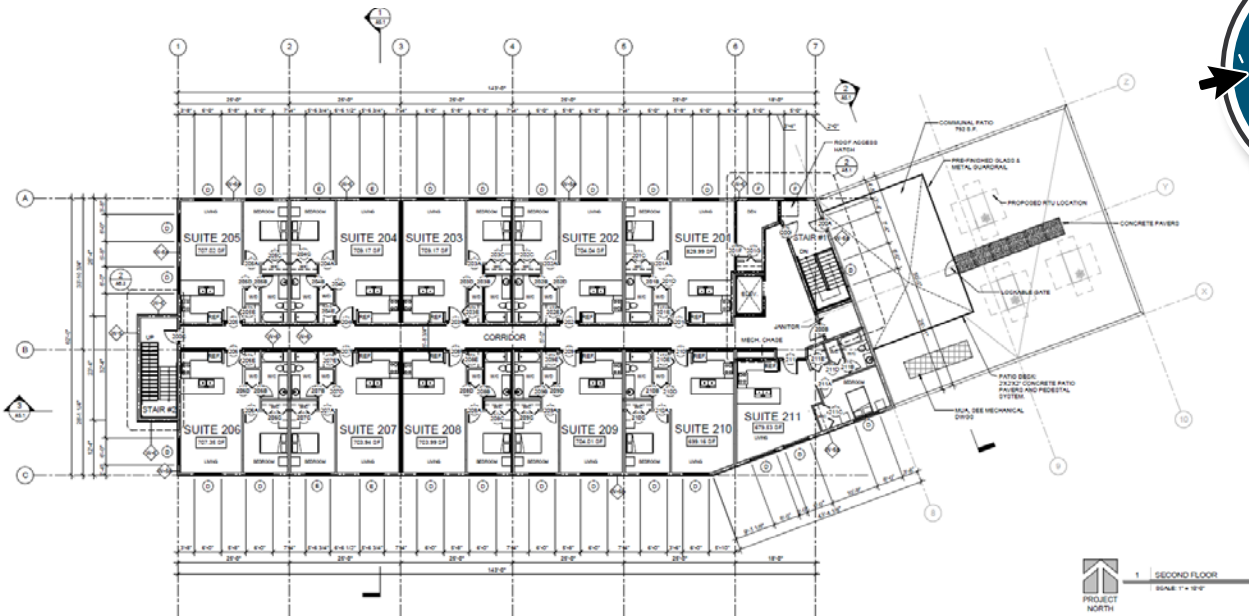
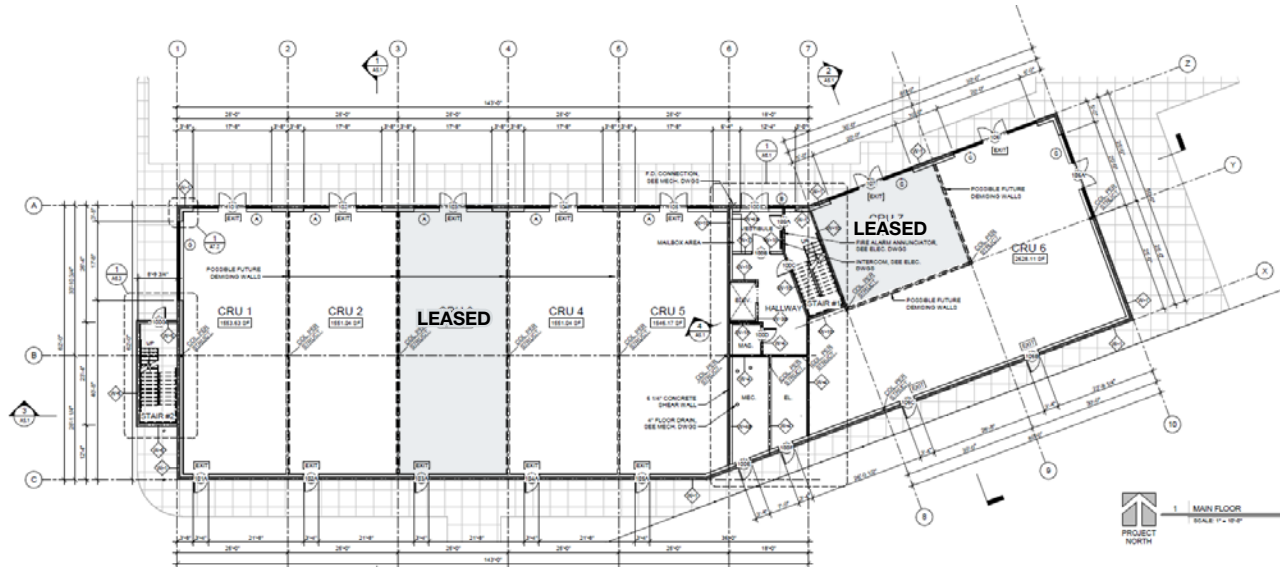
\$76M
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

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