

Approved Residential
Development Site
// 91 lots

FOR SALE

55 Street & 55 Avenue, Redwater, AB

55 Street

55 Ave

54 Ave

Paul Rudolf Senior Associate | Capital Markets
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CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
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PROPERTY HIGHLIGHTS



- CDNGLOBAL Advisors is pleased to present an opportunity for Developer or Builder to purchase 91 individually titled residential lots.
- Service trunk line runs under 55 Ave.
- Close proximity to other services.
- Located on north side of Redwater Community Golf Club.

PROPERTY OVERVIEW

Address:	55 St & 55 Ave, Redwater, AB	Zoning:	Residential low density
Plan 8021912, Block 2:	Lots 23 to 34	Site Area:	30 Acres
Plan 8021912, Block 3:	Lots 1 to 33	Sale Price:	MARKET
Plan 8021912, Block 4:	Lots 1 to 25	Property Tax (est. 2024):	\$315,548.67 total annual
Plan 8021912, Block 5:	Lots 1 to 25	Availability:	Negotiable

LOCATION

Strategically located in Redwater, this prime commercial land offers seamless access to Alberta's Industrial Heartland and is supported by a robust infrastructure, including a reliable natural gas utility managed by the town.



Drive Times:

Fort Saskatchewan: **33 min**
Edmonton city center: **57 min**

Nearby Amenities

Easy accessibility & close proximity to:



banks &
financial services



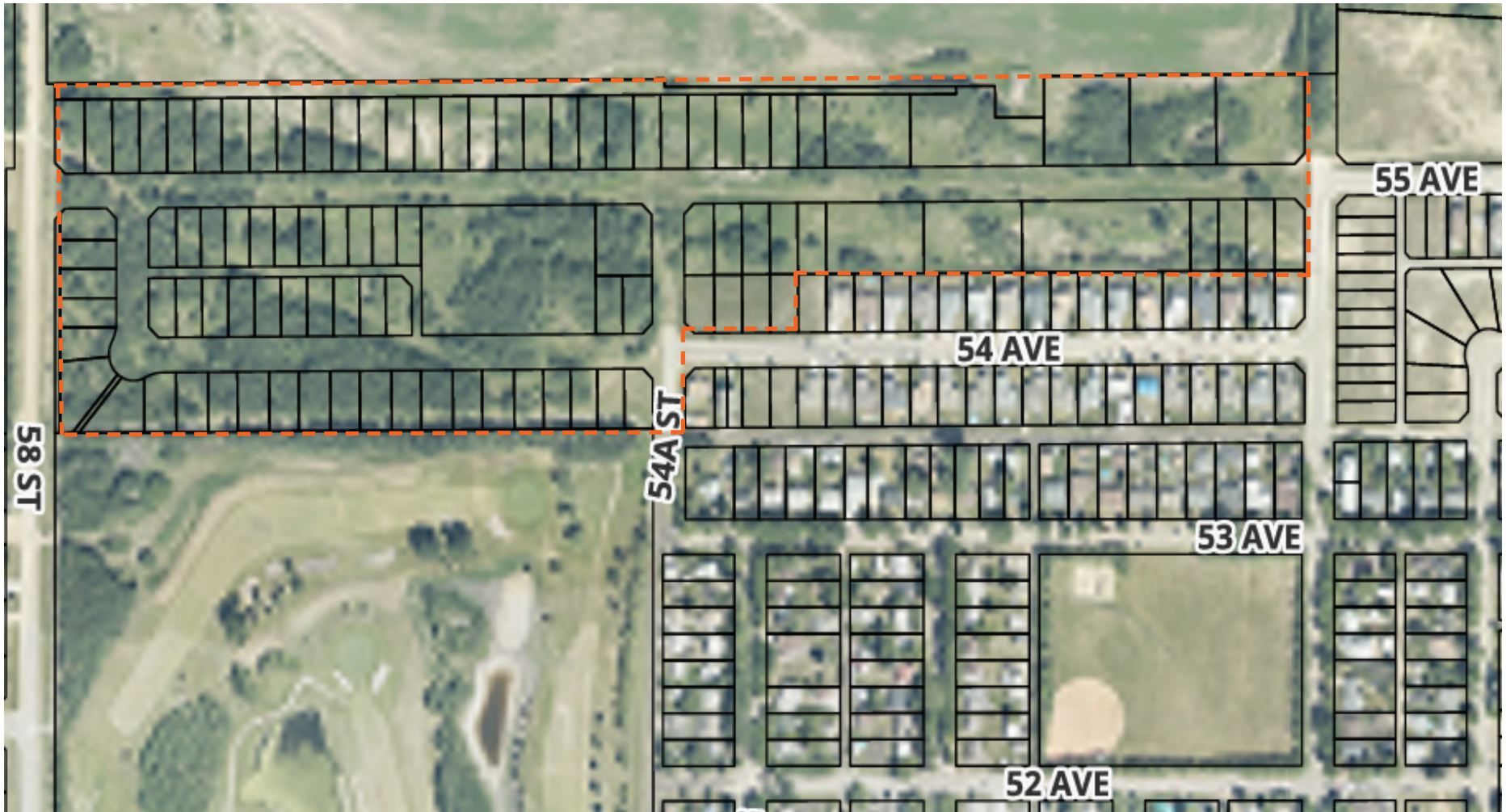
restaurants
& fast food



fuel / charging
stations



APPROVED LOT LAYOUT // 55 ST & 55 AVE, REDWATER, AB



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Town of Redwater Ortho Map



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