



GRASSROOTS
REALTY GROUP

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5477 54 Avenue
Redwater, Alberta

MLS # A2269954



\$2,699,900

Division: Redwater

Lot Size: 30.00 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: Residential Low Density

Water: -

Sewer: -

Utilities: -

CDNGLOBAL Commercial Real Estate Advisors is pleased to present an opportunity for a Developer or Builder to purchase 91 individually titled residential lots, named Golfside Estates, located in Redwater, Alberta. Redwater is a town in the Edmonton Metropolitan Region, that is surrounded by Sturgeon County. It is located on Highway 38, approximately 52 km north of Edmonton, with a population of approximately 2,332. In addition to the thriving farming industry that surrounds the town, numerous large industrial operations are located in the Industrial Heartland to the south. The largest industrial operation is the North West Redwater Partnership's Sturgeon Refinery, a crude oil upgrader located nearby. Other notable close operations include a fertilizer plant, Agrium Inc, a chemical production plant, Evonik Industries, Pembina a petrochemical plant, a pipeline storage and shipping facility, Access Pipeline Inc., and the Shell Scotford upgrader and refinery. These industries have spawned an array of offshoot businesses such as shipping, oilfield services, heavy equipment and many other support services. Check out this excellent opportunity to develop, build and satisfy Canada's appetite for affordable housing.