



MRC Global

For Sale

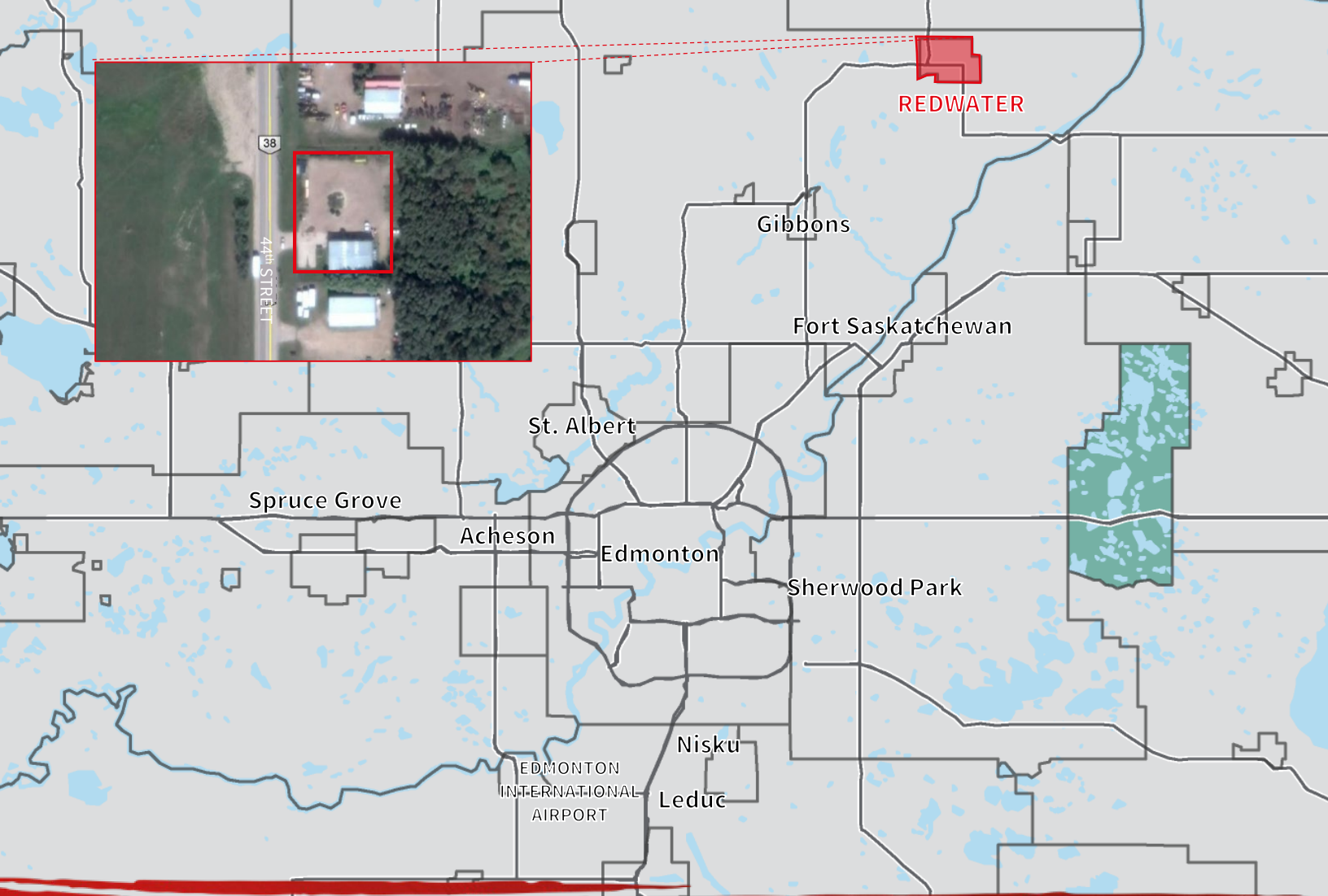
MRC Building – Warehouse with Small Office Component

4724 – 44 Street,
Redwater, Alberta

- › 3,750 s.f. building on 1.0 acre
- › Single tenant industrial building
- › Low site coverage ratio ideal for ample storage and loading capacity
- › Grade loading
- › Frontage to Highway 38
- › Close to Alberta Industrial Heartland area
- › Accessible to major transportation routes



*Achieve
Ambitions*



Additional Information

Address: 4724 - 44 Street, Redwater, Alberta

Legal Description: Plan 5943KS Block C

Building Area: 3,750 s.f.

Site Area: 1.0 acre

Site Coverage Ratio: 8.61%

Zoning: M1 Industrial

Tax Levy (est. 2018): \$3,954

Sale Price: \$485,000

Available: Immediately

Contact the JLL Edmonton Industrial Team

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