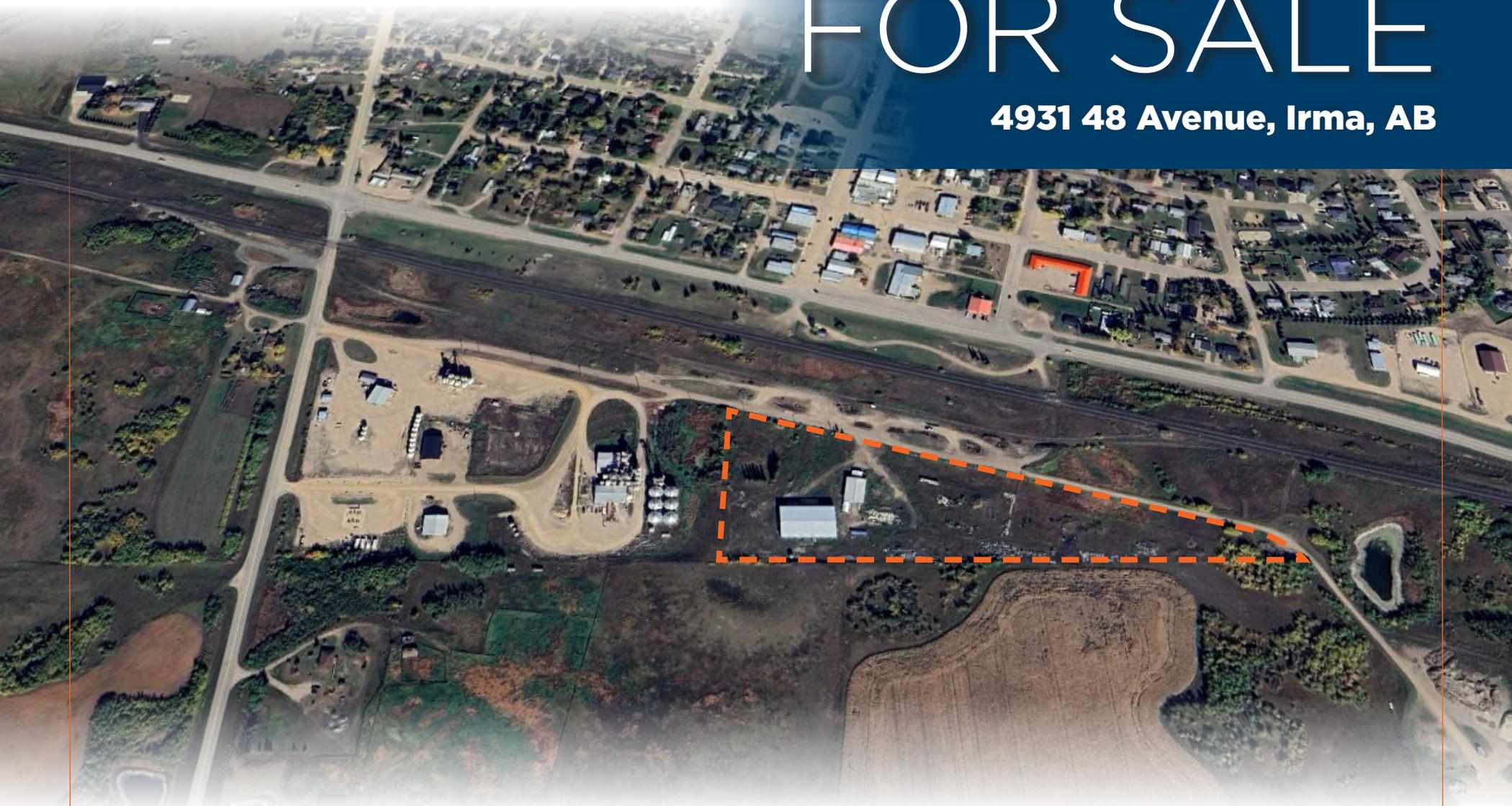


INDUSTRIAL PROPERTY WITH 2 FREESTANDING
BUILDINGS TOTALLING 18,625 SF

// 7.60 ACRES

FOR SALE

4931 48 Avenue, Irma, AB



Paul Rudolf Senior Associate

403.801.9648 | prudolf@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

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PROPERTY HIGHLIGHTS



- Site offers great value and low property taxes;
- Opportunity for owner/user;
- Two freestanding buildings on site;
- Located 20 minutes West of Wainwright and 90 minutes East of Edmonton;
- Site location is two (2) minutes from Highway 14.

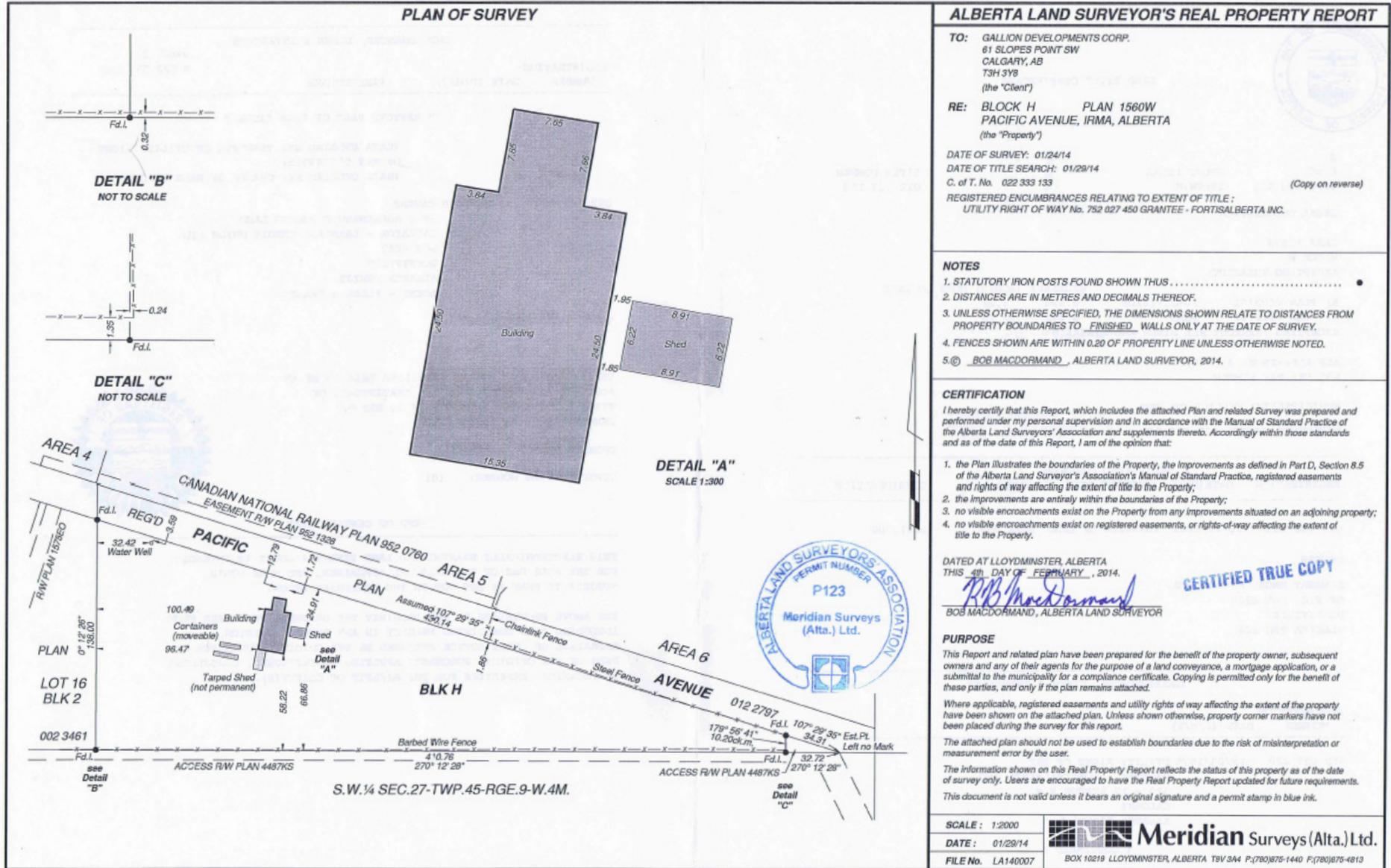
FOR SALE | 4931 48 Avenue

PROPERTY OVERVIEW

Address:	4931 48 Avenue
Municipality:	Village of Irma
County:	MD of Wainwright No. 61
Zoning:	Industrial
Year Built:	2001 and 2014
Site Area:	7.60 Acres
Total Square Footage:	18,625 SF
Building 1:	Approx. 4,625 SF
Building 2:	Approx. 14,000 SF
Clear Height:	Heights are approximate
Building 1:	26'11"
Building 2:	16'10"
Loading:	Drive-in Loading
Power:	480V, 600A, 3-PH transformer
Sale Price:	Market
Property Tax (est. 2024):	\$8,823.49
Availability:	Immediate

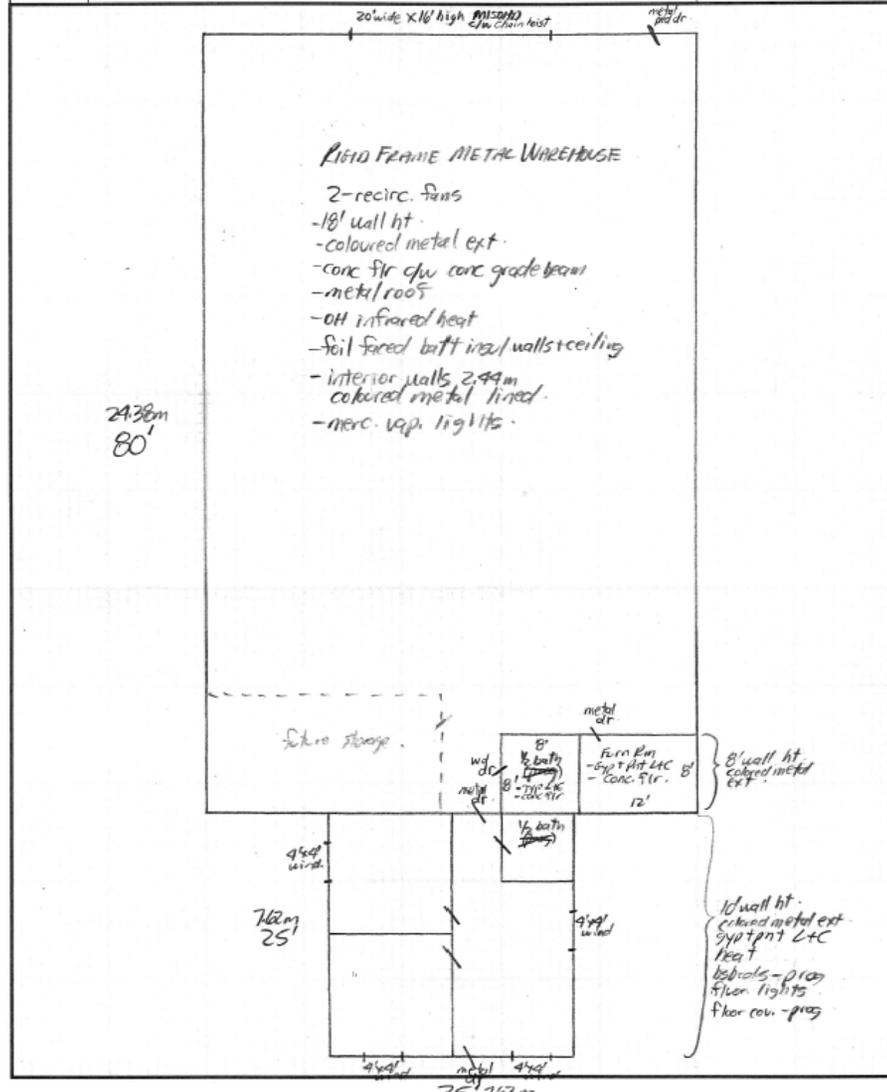


SITE PLAN

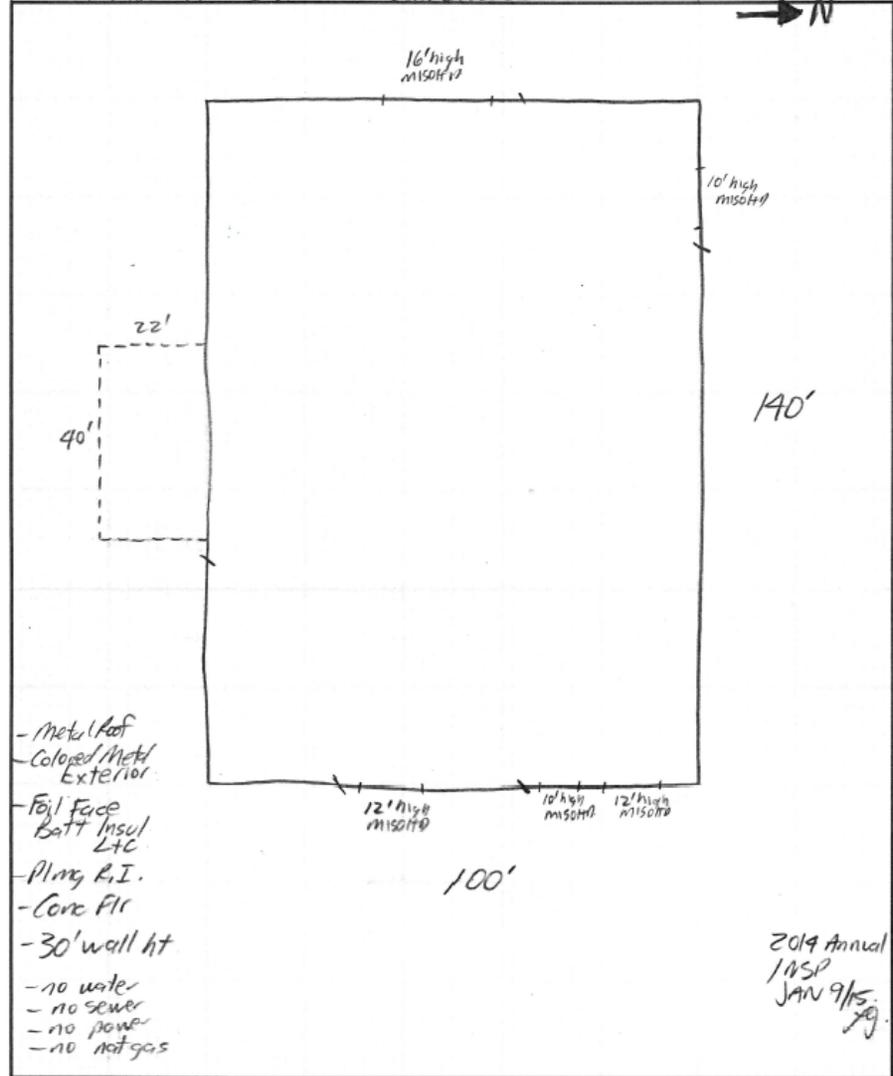


BUILDING PLANS

COMMERCIAL AND INDUSTRIAL ASSESSMENT		FD188	ACCOUNT No.	YEAR BUILT
MUNICIPALITY	Village of ...		352	2001
LEGAL PLAN	1560W	BLK H	LOT	
DESCR.	1/4 SEC.	TWP.	RGE.	MER.
NAME	Sentry Molding Incorporated			SIZE
ADDRESS	1524th			ACRES
IMP. TYPE	50			



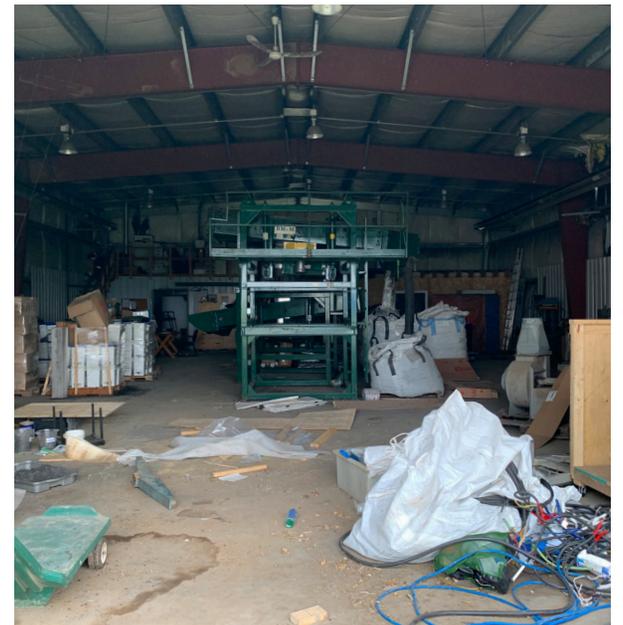
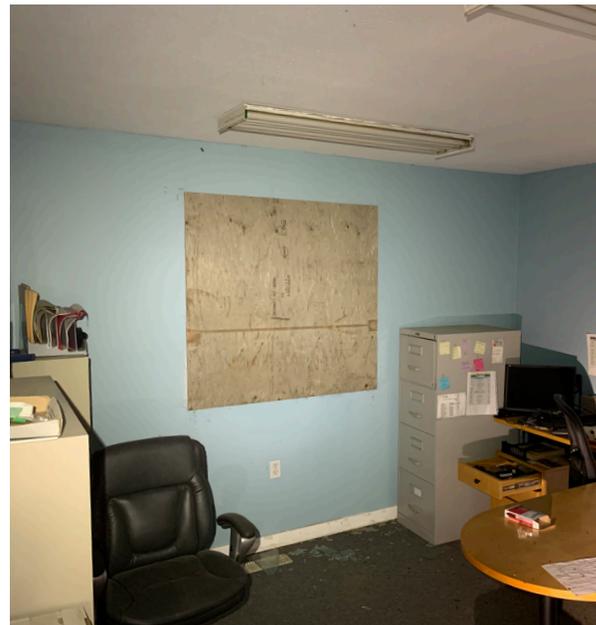
COMMERCIAL AND INDUSTRIAL ASSESSMENT		FD188	ACCOUNT No.	YEAR BUILT
MUNICIPALITY	Village of ...		300	2014
LEGAL PLAN	1560W	BLK H	LOT	
DESCR.	1/4 SEC.	TWP.	RGE.	MER.
NAME	RIGID FRAME METAL WAREHOUSE			SIZE
ADDRESS				ACRES
IMP. TYPE				



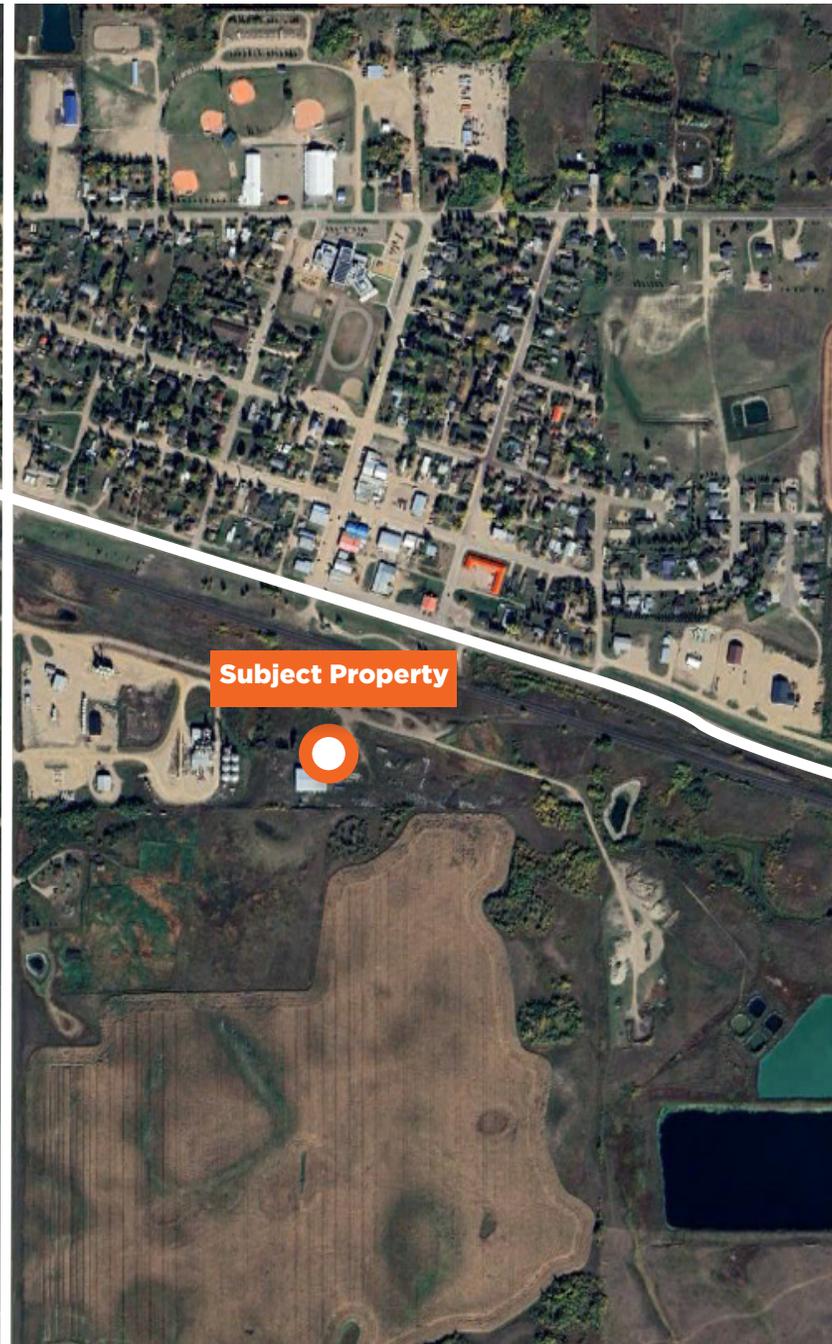
BUILDING 1 // 14,000 SF



BUILDING 2 // 4,625 SF



LOCATION



Drive Times:

Highway 14: **2 minutes**

Highway 881: **2 minutes**

City of Edmonton: **116 mins**

ABOUT // VILLAGE OF IRMA

Irma is a friendly village of over 477 people, located 20 minutes West of Wainwright, and 90 minutes East of Edmonton on Highway 14. Irma is supported by a strong economy with agriculture, oilfield activity and the Wainwright Military Base being major contributors.

Local Services:

In the village you will find banking, dining, hotel and motel accommodations, a grocery and hardware store, Co-op Card lock (fuel), automotive services, post office, hair salon, convenience store, gift shops, an antique store, a crafts and sewing store and Irma Insurance, along with various other businesses.

Emergency Services:

The Irma Emergency Services Department is manned by dedicated and trained volunteers from the community. Irma is supported in the protective services by an Enhanced 911 Call Centre, providing dispatch for fire, medical and RCMP.

Education:

K-12 Public School offers children a high quality education with small class sizes. Playschool is available for ages 3-5. We are proud to show off our brand new school, also available as a community hall. Irma Daycare was founded in 2023 and a new building was added right next to the school. It is a great asset to the Village!

Real Estate:

Reasonable housing is available through private sale or through new construction to meet your needs. Lots are for sale in a fully serviced 14-lot subdivision. Tax incentives are available for new home construction.

Economy:

The Irma district is rich in agricultural, grain and livestock supported production, by large the oilfield Western activity Area and Training CFB Centre Wainwright, and the Canadian Manoeuvre Training Centre.

A friendly and safe village located 15 minutes west of Wainwright and 90 minutes east of Edmonton.

Irma is a proud and hardworking community.



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