

\$1,498,800 - 4705 49 Avenue, Whitecourt

MLS® #A2185308

\$1,498,800

0 Bedroom, 0.00 Bathroom,
Land on 4.12 Acres

NONE, Whitecourt, Alberta

Prime Commercial Opportunity â€” 4.12 Acres
Located at the bustling intersection of 49 Ave
and 47 Street, this 4.12-acre parcel offers
unmatched potential for commercial
development. Zoned C-2 Service Commercial,
this versatile property provides opportunities
for a wide range of retail and service-oriented
businesses, with expansive land ideal for
outdoor storage or display.

Strategically positioned, the property backs
onto railroad tracks, offering logistical
advantages for businesses requiring rail
access, and is just moments from Highway 43,
ensuring exceptional connectivity. This
high-traffic location is perfect for ventures
looking to capitalize on a thriving, accessible
area.

Permitted uses include automotive vehicle
sales and rental, eating and drinking
establishments, equipment sales and repair,
garden centers, gas bars, shopping centers,
and more. Discretionary uses expand
possibilities further with options for
hotels/motels, indoor recreational facilities,
spectator entertainment venues, and
veterinary clinics, among others.

Whether you envision a retail hub, a hospitality
destination, or a service-oriented enterprise,
this property offers the space, zoning, and
location to bring your vision to life.



Don't miss this rare opportunity to secure prime commercial land in a thriving area!

Essential Information

MLS® #	A2185308
Price	\$1,498,800
Bathrooms	0.00
Acres	4.12
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	4705 49 Avenue
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0E8

Exterior

Lot Description	Near Public Transit
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Additional Information

Date Listed	January 3rd, 2025
Days on Market	70
Zoning	C-2 Service Commercial

Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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