\$1,473,800 - 4705 49 Avenue, Whitecourt

MLS® #A2185308

\$1,473,800

0 Bedroom, 0.00 Bathroom, Land on 4.12 Acres

NONE, Whitecourt, Alberta

Prime Commercial Opportunity – 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 \$1,473,800

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

Additional Information

Date Listed January 3rd, 2025

Days on Market 302

Zoning C-2 Service Commercial

Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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