

# \$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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