

# \$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 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	\$1,473,800
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	167
Zoning	C-2 Service Commercial

### Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.