# \$998,800 - 4720 49 Street, Whitecourt

MLS® #A2185314

### \$998,800

0 Bedroom, 0.00 Bathroom, Land on 2.24 Acres

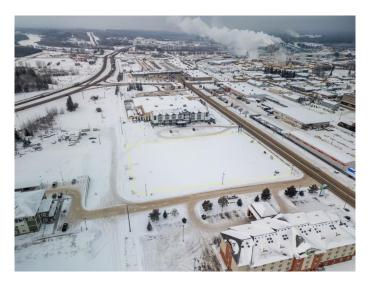
NONE, Whitecourt, Alberta

Prime Downtown Development Opportunity â€" 2.24 Acres

Nestled in the heart of Whitecourt's thriving downtown, this 2.24-acre parcel offers a premium location and unparalleled potential for commercial development. Zoned C-1 Core Commercial â€" Downtown, this property is ideal for a wide variety of retail, office, and service-oriented businesses, all within Whitecourt's primary business district.

Strategically located between the Holiday Inn Express, Microtel Inn & Suites, and the Christensen Developments Senior Complex, this parcel benefits from high visibility and foot traffic. Its proximity to these established businesses and residential developments enhances its appeal for commercial ventures and mixed-use projects.

The C-1 zoning supports numerous permitted uses, including eating and drinking establishments, retail stores, professional offices, personal service establishments, hotels/motels, and indoor recreational facilities. Discretionary uses further expand possibilities with options such as mixed-use developments, apartment-style dwellings above ground-level commercial spaces, daycares, places of worship, and more.







#### **Essential Information**

MLS® # A2185314 Price \$998,800

Bathrooms 0.00 Acres 2.24 Type Land

Type Land

Sub-Type Commercial Land

Status Active

# **Community Information**

Address 4720 49 Street

Subdivision NONE

City Whitecourt

County Woodlands County

Province Alberta

Postal Code T7S 0E8

### **Additional Information**

Date Listed January 3rd, 2025

Days on Market 99

Zoning C-1 Core Commercial Downt

## **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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