



GRASSROOTS
REALTY GROUP

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**5012 51 Avenue
Whitecourt, Alberta**

MLS # A2217855



\$94,900

Division: NONE

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: C-5

Water: -

Sewer: -

Utilities: -

Prime Commercial Lot in the Heart of Downtown Whitecourt - An exceptional opportunity awaits with this 6,250 sq ft C-5 zoned bare land parcel located directly on one of downtown Whitecourt's main arteries. This high-exposure lot offers excellent visibility and accessibility for a variety of commercial uses, including retail, office, or service-based businesses. Fully fenced on three sides and featuring rear alley access, the property is ready for development with flexible zoning that supports a wide range of commercial possibilities. Whether you're looking to build a flagship retail space, establish a professional office, or secure a prime location for future investment, this lot delivers unmatched potential. With very few lots like this available in the downtown core, this is a rare investment opportunity in one of Whitecourt's most strategic and high-traffic locations.