



**GRASSROOTS**  
REALTY GROUP

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**5016 51 Avenue  
Whitecourt, Alberta**

**MLS # A2217867**



**\$104,900**

**Division:** NONE

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Lane

**By Town:** -

**LLD:** -

**Zoning:** C-5

**Water:** -

**Sewer:** -

**Utilities:** -

Downtown Whitecourt Commercial Lot with Heated Garage &ndash; Rare opportunity to own a high-visibility C-5 zoned commercial lot right on one of downtown Whitecourt's busiest main streets. This 6,250 sq ft parcel is ideally positioned for business exposure, offering front street and back alley access, and is fenced on three sides for added security and functionality. Included on the property is a 14' x 28' heated garage, perfect for storage, workshop use, or as part of a future development. Whether you're planning a retail storefront, office space, service shop, or mixed-use project, this lot is loaded with potential and flexibility. With excellent drive-by traffic, walkability, and proximity to established businesses, this is a solid investment opportunity in the heart of a growing commercial district.