



**GRASSROOTS**  
REALTY GROUP

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**4705 49 Avenue**  
**Whitecourt, Alberta**

**MLS # A2185308**



**\$1,498,800**

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**Division:** NONE

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**Lot Size:** 4.12 Acres

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**Lot Feat:** Near Public Transit

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**By Town:** -

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**LLD:** -

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**Zoning:** C-2 Service Commercial

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**Water:** -

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**Sewer:** -

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**Utilities:** -

Prime Commercial Opportunity &ndash; 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&rsquo;t miss this rare opportunity to secure prime commercial land in a thriving area!