



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4720 49 Street  
Whitecourt, Alberta**

**MLS # A2185314**



**\$777,000**

**Division:** NONE

**Lot Size:** 2.24 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C-1 Core Commercial Downt

**Water:** -

**Sewer:** -

**Utilities:** -

Prime Downtown Development Opportunity & 2.24 Acres Nestled in the heart of Whitecourt's thriving downtown, this 2.24-acre parcel offers a premium location and exceptional potential for commercial development. Zoned C-1 Core Commercial & Downtown, the property is ideal for a wide variety of retail, office, and service-based businesses within Whitecourt's primary business district. Strategically situated between the Holiday Inn Express, Microtel Inn & Suites, and The Manor at Whitecourt Village, this site benefits from strong visibility and steady activity. The Manor at Whitecourt Village is a supportive living community that provides 24/7 personal care and assistance for adults and seniors, further enhancing the area's stability and demand for nearby commercial services. 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 also allow for exciting possibilities such as mixed-use developments, apartment-style dwellings above street-level commercial space, daycares, places of worship, and more.