



GRASSROOTS
REALTY GROUP

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4720 49 Street
Whitecourt, Alberta

MLS # A2185314



\$973,800

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 unparalleled potential for commercial development. Zoned C-1 Core Commercial & 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.