\$777,000 - 4720 49 Street, Whitecourt

MLS® #A2185314

\$777,000

0 Bedroom, 0.00 Bathroom, Land on 2.24 Acres

NONE, Whitecourt, Alberta

Prime Downtown Development Opportunity â€" 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 â€" 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.





Essential Information

MLS® # A2185314 Price \$777,000

Bathrooms 0.00 Acres 2.24

Type Land

Sub-Type Commercial Land

Status Active

Community Information

Address 4720 49 Street

Subdivision NONE

City Whitecourt

County Woodlands County

Province Alberta

Postal Code T7S 0E8

Additional Information

Date Listed January 3rd, 2025

Days on Market 302

Zoning C-1 Core Commercial Downt

Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.