



**GRASSROOTS**  
REALTY GROUP

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**5012 51 Avenue**  
**Whitecourt, Alberta**

**MLS # A2217855**



**\$94,900**

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**Division:** NONE

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**Lot Size:** 0.14 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** C-5

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Prime Commercial Lot in the Heart of Downtown Whitecourt - An exceptional opportunity awaits with this 6,250 sq ft C-5 zoned bare land parcel located directly on one of downtown Whitecourt's main arteries. This high-exposure lot offers excellent visibility and accessibility for a variety of commercial uses, including retail, office, or service-based businesses. Fully fenced on three sides and featuring rear alley access, the property is ready for development with flexible zoning that supports a wide range of commercial possibilities. Whether you're looking to build a flagship retail space, establish a professional office, or secure a prime location for future investment, this lot delivers unmatched potential. With very few lots like this available in the downtown core, this is a rare investment opportunity in one of Whitecourt's most strategic and high-traffic locations.