



GRASSROOTS

REALTY GROUP

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**125028 Township Road 594E Road
Rural Woodlands County, Alberta**

MLS # A2277752



\$575,000

Division: NONE

Lot Size: 4.45 Acres

Lot Feat: -

By Town: Whitecourt

LLD: 30-59-12-W5

Zoning: Airport Industrial Transi

Water: Public

Sewer: -

Utilities: -

Prime 4.45-Acre Industrial Lot in Whitecourt Airport Industrial Park Location: Off Highway 32, Whitecourt, AB Seize this exceptional opportunity to own a versatile industrial lot in the highly sought-after Whitecourt Airport Industrial Park. This 4.45-acre parcel offers full access to town water and sewer services, with paved roads and infrastructure already in place, making it development-ready. Fenced on 2 sides Key Features: Lot Size: 4.45 acres Utilities: Full town water and sewer Access: Paved roads, excellent connectivity to Highway 32 Zoning: Industrial Transition Area, suitable for large-scale industrial development Permitted Uses: This industrial zone is ideal for various industrial ventures, including but not limited to: Heavy equipment sales and repair Large-scale manufacturing, processing, and packaging Agricultural service facilities and extensive agriculture Metal processing and fabrication Public utility buildings or facilities Self-storage facilities and storage compounds Transport contractor repair businesses Warehouse operations Rural industries and more Whether you're looking to expand operations or start a new industrial project, this property provides ample space and flexibility to meet your needs.