



GRASSROOTS
REALTY GROUP

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4114 NY
Whitecourt, Alberta

MLS # A2314890



\$149,000

Division: NONE

Lot Size: 0.70 Acre

Lot Feat: -

By Town: -

LLD: 36-59-12-W5

Zoning: R-4

Water: -

Sewer: -

Utilities: -

Prime R-4 Development Opportunity – High Visibility Commercial/Residential Site Exceptional investment opportunity on a 0.70-acre parcel zoned R-4 Multi-Residential, offering outstanding flexibility for developers and entrepreneurs alike. This high-exposure property is ideally positioned in a busy, high-traffic area with excellent visibility and strong potential for multiple revenue streams. Development & Business Potential Build an apartment complex or row housing development Excellent location for an RV & boat storage facility Ideal site for a self-storage business Strong potential for a pop-up market or retail concept with over 200 nearby residential suites within walking distance Opportunity for additional signage/advertising revenue thanks to excellent roadside exposure Property Highlights 0.70 acres Zoned R-4 Multi-Residential High vehicle traffic count Excellent visibility and access Multiple permitted and potential commercial-style uses Surrounded by established residential density Whether you're looking to develop multi-family housing, create a storage-based business, or capitalize on the property's visibility and traffic flow, this parcel offers exceptional upside and versatility. Great location. Strong exposure. Endless potential.