



GRASSROOTS

REALTY GROUP

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**4720 49 Street
Whitecourt, Alberta**

MLS # A2185314



\$777,000

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 exceptional potential for commercial development. Zoned C-1 Core Commercial & Downtown, the property is ideal for a wide variety of retail, office, and service-based businesses within Whitecourt's primary business district. Strategically situated between the Holiday Inn Express, Microtel Inn & Suites, and The Manor at Whitecourt Village, this site benefits from strong visibility and steady activity. The Manor at Whitecourt Village is a supportive living community that provides 24/7 personal care and assistance for adults and seniors, further enhancing the area's stability and demand for nearby commercial services. 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 also allow for exciting possibilities such as mixed-use developments, apartment-style dwellings above street-level commercial space, daycares, places of worship, and more.