

**5106 50 Street
Whitecourt, Alberta****MLS # A2279605****\$65,000**

Division: NONE

Lot Size: 0.13 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: C-5

Water: -

Sewer: -

Utilities: -

This lot offers unparalleled potential for your business venture! Situated right on Main Street, with a generous 5850 square feet of space, including a solid 4000 square feet concrete pad. An engineer's report is on file, ensuring the integrity of the concrete slab. Plus, convenient back alley access adds flexibility to your plans. Don't miss out on this opportunity to bring your vision to life. The 2025 Town Assessment is \$81,600. Located close local shopping, banks, Festival Park, and the New Whitecourt Cultural and Events Centre. This lot is primed and ready for construction!