

**5028 49 Street
Hardisty, Alberta**

MLS # A2202810



\$59,000

Division: Hardisty

Lot Size: 0.28 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Commercial

Water: -

Sewer: -

Utilities: -

Seize this exceptional opportunity to develop a commercial property in the thriving community of Hardisty. This offering includes two fully serviced lots measuring 100' x 120'; in total, providing ample space for your business vision. Located on 49 Street, which transitions into HWY 881, this property offers high visibility and heavy traffic flow, making it an ideal spot for a business looking to maximize exposure. Just one block from Main Street, it provides easy access to downtown amenities while maintaining a strong presence on a major roadway. All essential utilities are available at the lot line, simplifying the development process. The location is also a short distance from Hardisty Lake, a popular swimming destination with a sandy beach, as well as the Hardisty Golf Course. The town itself offers excellent infrastructure, including a hospital, doctor's office, scenic walking trails, and a welcoming community atmosphere. With Wainwright just 37 minutes away, this property ensures connectivity to larger markets while maintaining small-town charm. Whether you're planning a retail storefront, office space, or service-based business, this commercial lot provides the visibility, accessibility, and community support needed for success. Don't miss this chance to invest in Hardisty's growing business landscape.