

# COMMERCIAL LAND FOR SALE



5011 47 Avenue  
Whitecourt, Alberta  
Lot 1 Block Plan 182-2766

  
Whitecourt

Google Earth

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The Town of Whitecourt is offering for sale and development commercial property north of Highway #43, east of 51 Street, at the main access to the downtown area.

The property is a vacant site of 0.8 ha (2 acres). The Town will provide paved access and municipal services at the time of development.

The asking price for the property is \$599,000.00

#### OFFERS TO PURCHASE MUST INCLUDE THE FOLLOWING:

- a Development Proposal that identifies the intended use of the property,
- a deposit of \$10,000 by cheque, payable to the Town of Whitecourt,
- a completed and signed Sales Agreement (standard Town agreement attached).

## Property Description

The property is 5011 47 Avenue Whitecourt, Alberta (Lot 1 Block Plan 182-2766). It is located at the west end of 47 Avenue, east of 51 Street, in the downtown area.

The property has an area of 0.794 ha (1.96 acres), with approximately 180m of exposure to Highway #43. Access to the site is from 47 Avenue, via 49 Street and 49 Avenue.

The developing Downtown South area includes retail outlets, hotels, and offices. A recently approved Supported Living facility will be developed east of the sale property, at the intersection of 49 Street and 47 Avenue. Though this site does not have direct access to the highway or 51 Street, it is within clear view of the 18,000 vehicles passing daily on Highway #43.

The property is relatively level, with a minor slope down to the north east. The Town will install municipal utilities and paved road access (47 Avenue to 49 Street) at the time of development. Franchise utilities are within close proximity to the property line.

A trunk water main and shallow utilities cross the northern portion of the property. The affected area of 0.3 ha can be used for parking, storage, or display.

## Land Use Bylaw

The site is designated C-1 (Core Commercial Downtown) in the Land Use Bylaw. This district is generally intended to provide for a wide variety of retail, office and service oriented commercial outlets, at higher densities than would normally be found in other parts of Whitecourt. It is intended to reinforce the downtown as the primary business district within Whitecourt.

Recognizing that the highway visibility of this site may prove of value to uses other than those provided for in the Land Use Bylaw, the Town would consider proposals that require an amendment to the bylaw, and initiate appropriate rezoning at its expense. Rezoning cannot be guaranteed.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>○ Accessory Use</li> <li>○ Apartment</li> <li>○ Eating and Drinking Establishment</li> <li>○ Garden Centre</li> <li>○ Government Service</li> <li>○ Hotel/Motel</li> <li>○ Park</li> <li>○ Personal Service Establishment</li> <li>○ Professional, Financial, Office, Health and Business Support Service</li> <li>○ Public Utility</li> <li>○ Recreational, Arts and Culture Facility, Indoor</li> <li>○ Retail – Convenience</li> <li>○ Retail – General</li> <li>○ Retail - Pet Store</li> <li>○ Solar Collector</li> <li>○ Spectator Entertainment</li> <li>○ Travel Information Centre</li> </ul> <p><b>Signs:</b></p> <ul style="list-style-type: none"> <li>○ A-Board Sign</li> <li>○ Canopy Sign</li> <li>○ Fascia Sign</li> <li>○ Inflatable Sign</li> <li>○ Portable Sign</li> <li>○ Projecting Sign</li> </ul>	<ul style="list-style-type: none"> <li>○ Accessory Building</li> <li>○ Assisted Living Facility</li> <li>○ Boarding or Lodging House</li> <li>○ Commercial School</li> <li>○ Day Care Facility</li> <li>○ Dwelling Units - above ground level commercial uses</li> <li>○ Emergency Accommodation</li> <li>○ Emergency Services Facility</li> <li>○ Funeral Home</li> <li>○ Gas Bar</li> <li>○ Laundromat</li> <li>○ Library</li> <li>○ Museum or Gallery</li> <li>○ Non-Accessory Parking</li> <li>○ Places of Worship</li> <li>○ Private Club or Lodge</li> <li>○ Shopping Centre</li> <li>○ Veterinary Clinic</li> </ul> <p><b>Signs:</b></p> <ul style="list-style-type: none"> <li>○ Banner Sign</li> <li>○ Entrance Feature Sign</li> <li>○ Freestanding Sign</li> <li>○ Off-Site Portable Sign</li> <li>○ Roof Sign</li> </ul>

## Viewings

Interested parties may view this site at any time on their own or contact Jennine Loberg, Director of Planning and Development at 780-778-2273 or [jennineloberg@whitecourt.ca](mailto:jennineloberg@whitecourt.ca).

## Development Proposal

The proposal must include a description of the development, identifying:

- uses,
- building area(s),
- parking provisions,
- schedule of development,
- estimated construction and development cost,
- any requirements that the proponent has of the Town, and
- any features which make the development particularly suitable for the site.

A site plan and at least one building elevation must be provided.

## Information and Offers

Inquiries should be directed to the Town through [landsales@whitecourt.ca](mailto:landsales@whitecourt.ca).

# Plan

