

# FOR SALE

## WHITECOURT LAND

2909, 2921, 2933 & 2945 33 Avenue, Whitecourt, AB



### HIGHLIGHTS

- Four clean and clear lots, ready for development.
- Sizes range from 2.31 acres to 2.67 acres for a total 10.29 acres combined
- Good highway access on the East end of the industrial area of Whitecourt
- Services are in and approaches are completed
- Ready to build

### CONTACT

#### CHRIS GOOSSEN

Associate

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#### Co-Listed with

#### Royal LePage Modern Realty

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## PROPERTY DETAILS

### MUNICIPAL ADDRESSES

2909 - 33 Avenue, Whitecourt, AB  
2921 - 33 Avenue, Whitecourt, AB  
2933 - 33 Avenue, Whitecourt, AB  
2945 - 33 Avenue, Whitecourt, AB

### LEGAL DESCRIPTIONS

2909 Plan 1424255; Block: 4; Lot: 8  
2921 Plan 1424255; Block: 4; Lot: 7  
2933 Plan 1424255; Block: 4; Lot: 6  
2945 Plan 1424255; Block: 4; Lot: 5

### TYPE OF SPACE

Vacant Land

### ZONING

M1

### SITE SIZES

2909 2.64 Acres (+/-)  
2921 2.67 Acres (+/-)  
2933 2.67 Acres (+/-)  
2945 2.31 Acres (+/-)

### TOTAL SIZE

10.29 Acres (+/-)

## FINANCIALS

### PURCHASE PRICE

2909 \$667,500.00  
2921 \$667,500.00  
2933 \$667,500.00  
2945 \$667,500.00

### POSSESSION

Negotiable

### PROPERTY TAXES

2909 \$8,394.00 (2023)  
2921 \$8,478.00 (2023)  
2933 \$8,478.00 (2023)  
2945 \$7,472.00 (2023)



- 12 MINS TO WHITECOURT AIRPORT
- 1 HR 40 MINS TO EDMONTON
- 1 HR TO EDSON

## LOCAL MAP



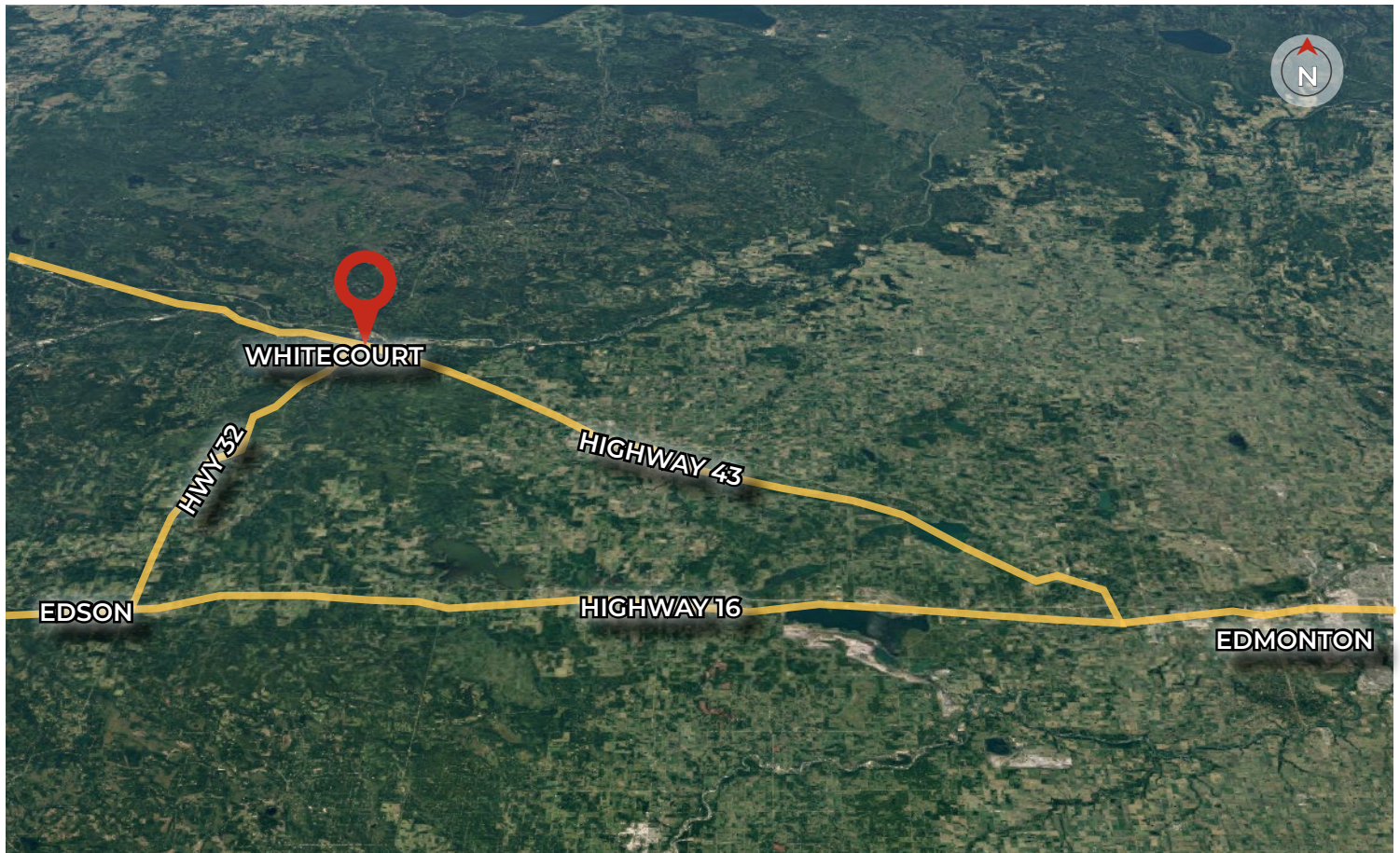
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## PROPERTY LOCATION



*Quality Based on **Results**, Not **Promises**.*

## CHRIS GOOSSEN Associate - BIO



Prior to joining Royal Park Realty, Chris has had previous careers in manufacturing and teaching. His versatile background allows him to provide his clients with excellent customer service and a positive experience throughout their real estate transaction.

A life-long learner, he is currently enrolled in a CCIM designation to add to his alphabet list of credentials.

His years of experiences allows him to serve a broad range of asset classes from industrial to multi-family.

Chris is actively eliminating his bucket list.



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