

FOR SALE

WHITECOURT LAND

3699 30 Street, Whitecourt, AB



HIGHLIGHTS

- 3.34 acres +/- clean and clear corner lot, ready for development
- Located across from the Co-Op Cardlock on the east side of Whitecourt
- Good highway access
- 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

Janet Kuehn, Broker

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com



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PROPERTY DETAILS

MUNICIPAL ADDRESS	3699 30 Street, Whitecourt, AB
LEGAL DESCRIPTION	Plan 1323118; Block: 3; Lot: 8
TYPE OF SPACE	Vacant Land
ZONING	M1
SITE SIZE	3.34 Acres (+/-)

FINANCIALS

PURCHASE PRICE	\$835,000.00
POSSESSION	Negotiable
PROPERTY TAXES	\$10,350.00 (2023)




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



LOCAL MAP





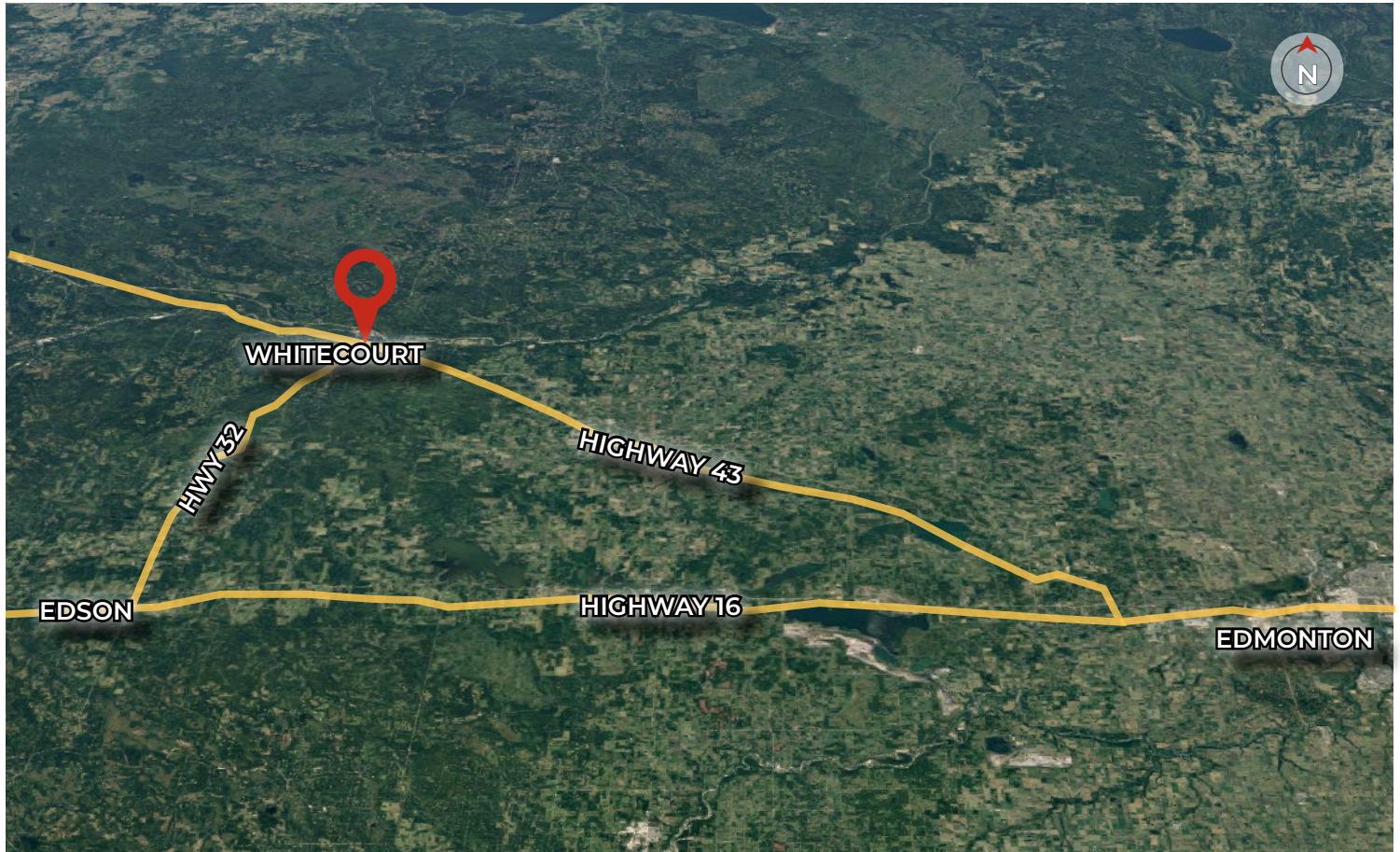
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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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