

\$495,000 - 6201 40 Avenue, Wetaskiwin

MLS® #E4428309

\$495,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Annexation - 92, Wetaskiwin, AB

Prime 7.93 Acres of Commercial Development Land â€“ Hwy #13, Wetaskiwin Opportunity awaits on this expansive 7.93-acre commercial property, ideally located just west of Wetaskiwin along the highly trafficked Hwy #13. Zoned C3 for commercial use, this prime location offers excellent visibility and direct access to major highways, making it perfect for a variety of businesses. Situated across from the renowned Reynolds Alberta Museum and the Wetaskiwin Municipal Airport, the property boasts incredible potential for high-traffic development. With convenient truck route access, this is an ideal spot for your next venture. The services are at the property line, municipal Sewer, Water, Power and Gas. Turning lane off Hwy #13 too.



Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4428309 |
| Price | \$495,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Land Commercial |
| Status | Active |

Community Information

| | |
|---------|----------------|
| Address | 6201 40 Avenue |
| Area | Wetaskiwin |

| | |
|-------------|-----------------|
| Subdivision | Annexation - 92 |
| City | Wetaskiwin |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9A 2C1 |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 124 |
| Zoning | Zone 80 |

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Listing information last updated on July 30th, 2025 at 9:47am MDT