

## **\$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 – 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	14
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 6:02am MDT