# \$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 202

Zoning Zone 80

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Listing information last updated on October 16th, 2025 at 5:48pm MDT