

# **\$575,000 - 594063 Range Road 125b Road, Rural Woodlands County**

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MLS® #A2165047

**\$575,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.00 Acres

NONE, Rural Woodlands County, Alberta

Prime 4.45-Acre Industrial Lot in Whitecourt  
Airport Industrial Park  
Location: Off Highway 32, Whitecourt, AB

Seize this exceptional opportunity to own a versatile industrial lot in the highly sought-after Whitecourt Airport Industrial Park. This 4.45-acre parcel offers full access to town water and sewer services, with paved roads and infrastructure already in place, making it development-ready.

## **Key Features:**

Lot Size: 4.45 acres

Utilities: Full town water and sewer

Access: Paved roads, excellent connectivity to Highway 32

Zoning: Industrial Transition Area, suitable for large-scale industrial development

## **Permitted Uses:**

This industrial zone is ideal for various industrial ventures, including but not limited to:

Heavy equipment sales and repair

Large-scale manufacturing, processing, and packaging

Agricultural service facilities and extensive agriculture

Metal processing and fabrication

Public utility buildings or facilities

Self-storage facilities and storage compounds



Transport contractor repair businesses  
Warehouse operations  
Rural industries and more  
Whether you're looking to expand operations  
or start a new industrial project, this property  
provides ample space and flexibility to meet  
your needs.

## Essential Information

MLS® #	A2165047
Price	\$575,000
Bathrooms	0.00
Acres	4.00
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	594063 Range Road 125b Road
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 1N9

## Additional Information

Date Listed	September 11th, 2024
Days on Market	325
Zoning	Airport Industrial Transi

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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