

# **\$600,000 - 125005 Township Road 594d, Rural Woodlands County**

---

MLS® #A2165334

**\$600,000**

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® #	A2165334
Price	\$600,000
Bathrooms	0.00
Acres	4.00
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	125005 Township Road 594d
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 1N9

## Additional Information

Date Listed	September 12th, 2024
Days on Market	328
Zoning	Airport Industrial Transi

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.