

4604 - 56 Avenue, Wetaskiwin, Alberta
1.33 ACRES - HIGH DENSITY DEVELOPMENT LAND

FOR SALE



Contact:

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OPPORTUNITY

Rare development opportunity. 1.33 Acres of high-density multi-family development land zoned R4 allowing up to 6 storey's of development in the Northeast quadrant of Wetaskiwin's Garden Meadows subdivision. The October 2024 CMHC rental market summary notes a 2.4% vacancy rate, with recent population growth since the census of 12,594 in 2021. The city has lacked new multi-unit housing options in recent years. Wetaskiwin's economy is driven by a mix of agriculture, manufacturing and warehousing, with a retail sector. Recent growth has seen 42 new business openings in 2023, and 27 business openings in 2024 adding new employment. The site is well positioned within walking distance to Norwood Elementary, Wetaskiwin Composite High School, Wetaskiwin Recreation Complex, and 50th Ave, the main avenue serving Wetaskiwin's Old Town where you'll find City Hall, rich with heritage, amenities, and services. The Garden Meadows neighbourhood is known as the newer & quieter side of Wetaskiwin containing new single family homes.

WETASKIWIN

Located 35 minutes south of Edmonton and 10 minutes east of Highway 2, Wetaskiwin offers excellent connectivity via major highways and proximity to the Edmonton International Airport. Wetaskiwin's economy is diverse and resilient, anchored by key industries such as manufacturing, warehousing and logistics, agriculture, aviation maintenance and training, and retail. The city is home to over 700 businesses and serves a primary trade area of over 50,000 people.

Wetaskiwin is one of Alberta's oldest cities. Founded in 1892, the first school was built in 1894 and the first newspaper was established in 1897. The community grew quickly with Wetaskiwin becoming a town in 1902 and a city in 1906. It has maintained its link to the past through the restoration of its historic landmarks and the development of its museums. One of the earliest provincial courthouses—built in 1907—still stands, and was renovated in 2005 to serve as Wetaskiwin's new City Hall.

LAND SIZE

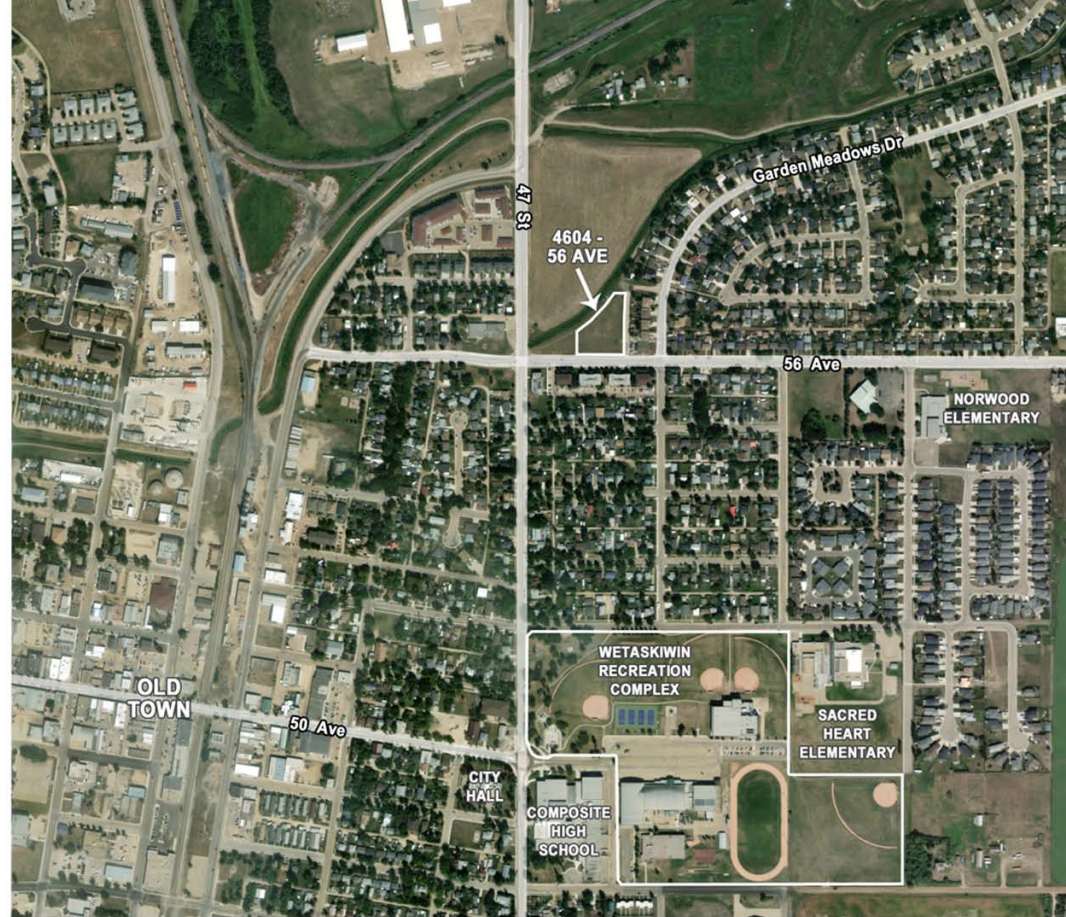
1.33 acres (57,934 sf) +/-

ZONING

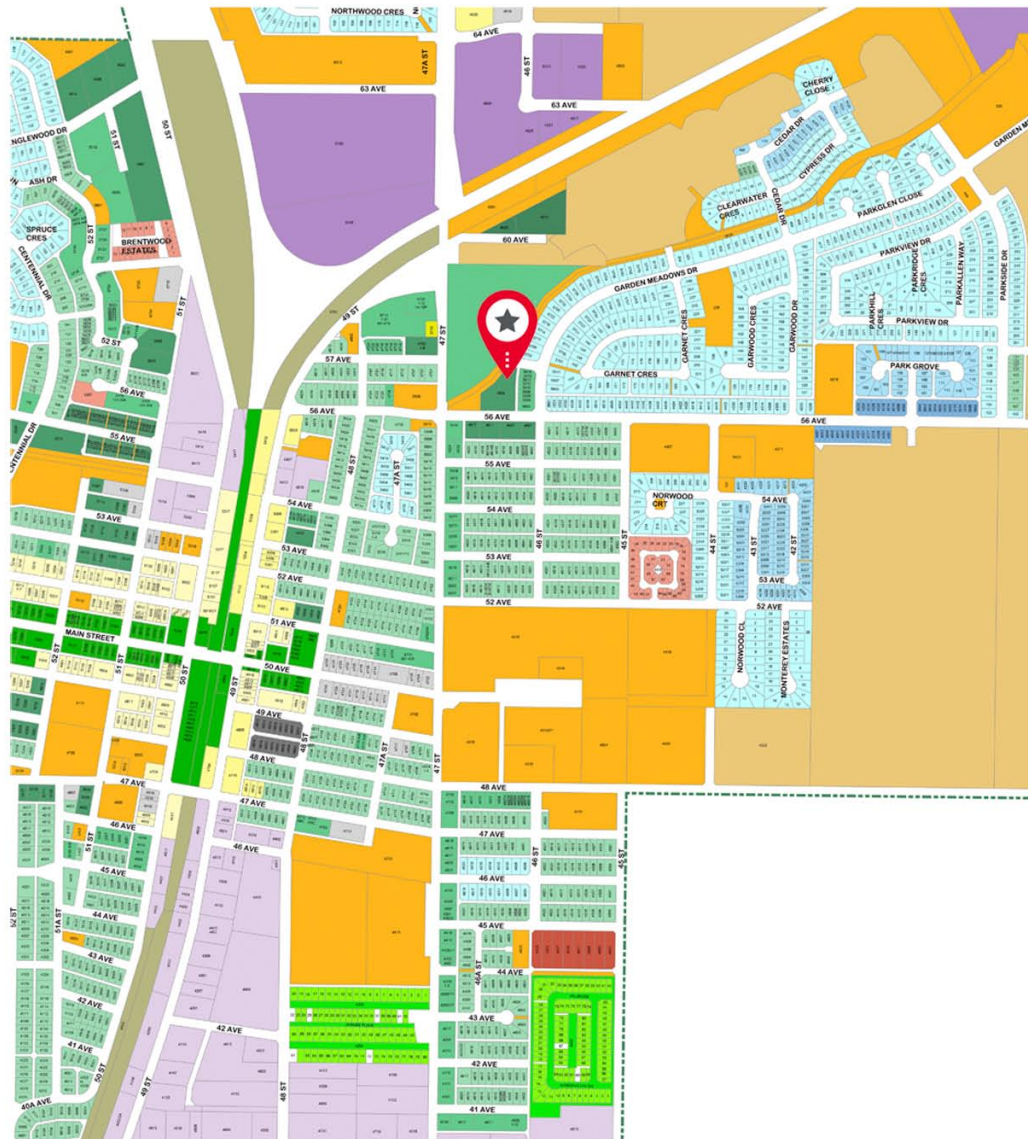
R4 - High Density Residential

ASKING PRICE

\$735,000



Wetaskiwin Zoning Map:



Legend

	C1
	C2
	C3
	C4
	C5
	DC
	DCEM
	DDO
	M1
	M2
	M3
	MH
	PUD
	R1
	R1A
	R1N
	R1R
	R2
	R3
	R4
	R5
	RE
	RMH
	RMX
	TSC
	UR
	US
	Municipal Boundary

R4 - High Density Residential

Purpose: To establish a district in which land is used primarily for maximum density residential development.

Permitted Uses Include:

- Townhomes
- Apartment Building
- Seniors and Supportive Housing Facility

Discretionary Uses Include:

- Duplex Housing
- Semi-detached Housing

Maximum Building Height

Apartments, group care facilities: 20.0m (65.6' ft)

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

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