

FOR SALE

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RE/MAX  
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CAPITAL



WETASKIWIN | ALBERTA

## EAST WETASKIWIN

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## Introduction

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The City of Wetaskiwin is a vibrant and expanding community, located in central Alberta, and offers a vibrant mix of urban amenities and small-town charm. This makes it an ideal location for land developers looking to invest in a growing community.

Wetaskiwin is home to a diverse range of industries, including agriculture, manufacturing, and retail. The city is also a hub for healthcare and education, with several hospitals and schools serving the surrounding area. As a result, there is a growing demand for high-quality residential and commercial properties in the city.





## The Opportunity

London Pacific and RE/MAX Commercial Capital are proud to bring this one of a kind opportunity to the development community. The site is 77.56-acres and is located within East Wetaskiwin and is the subject of the East Wetaskiwin Area Residential Structure Plan, approved by the City and available upon request.

### Land Use & Planning

The Plan is a comprehensive study that outlines the development of a residential community in the East Wetaskiwin area of Alberta, Canada. This plan was created with the goal of providing a high-quality, sustainable living environment for residents while promoting economic growth and development in the region.

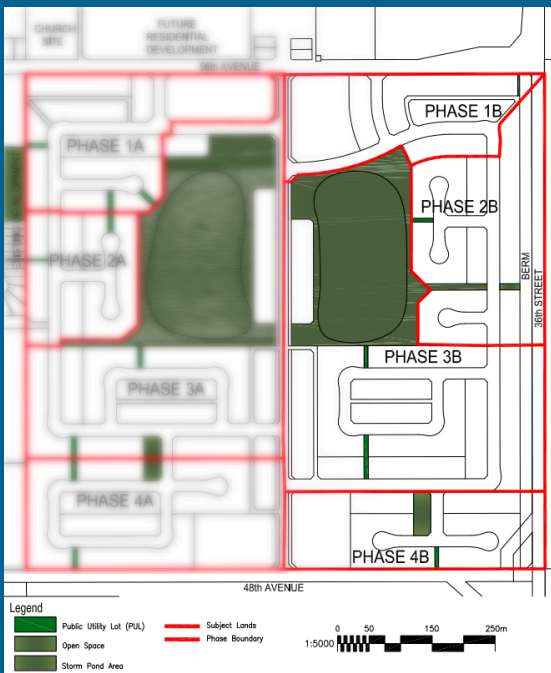
The plan includes a variety of land uses, including single-family and multi-family residential areas, as well as parks, green spaces, and commercial areas. The design of the community emphasizes walkability, connectivity, and accessibility, with a focus on creating a safe and welcoming environment for residents of all ages.



# Land Use & Planning

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## SUBJECT SITE



## DEVELOPMENT POTENTIAL

Total Residential Development: 52.01%

Residential: Approx. 487 single family residential dwelling units

Multifamily: residential Approx 156 units

Commercial: 2.3%

Approximate density: 15+ UPH (as approved)

Density calculation based on maximum R3 zoning potential

Parcel Size: 77.56 acres

Location: North Boundary – 56th Avenue

East Boundary – 36th Street

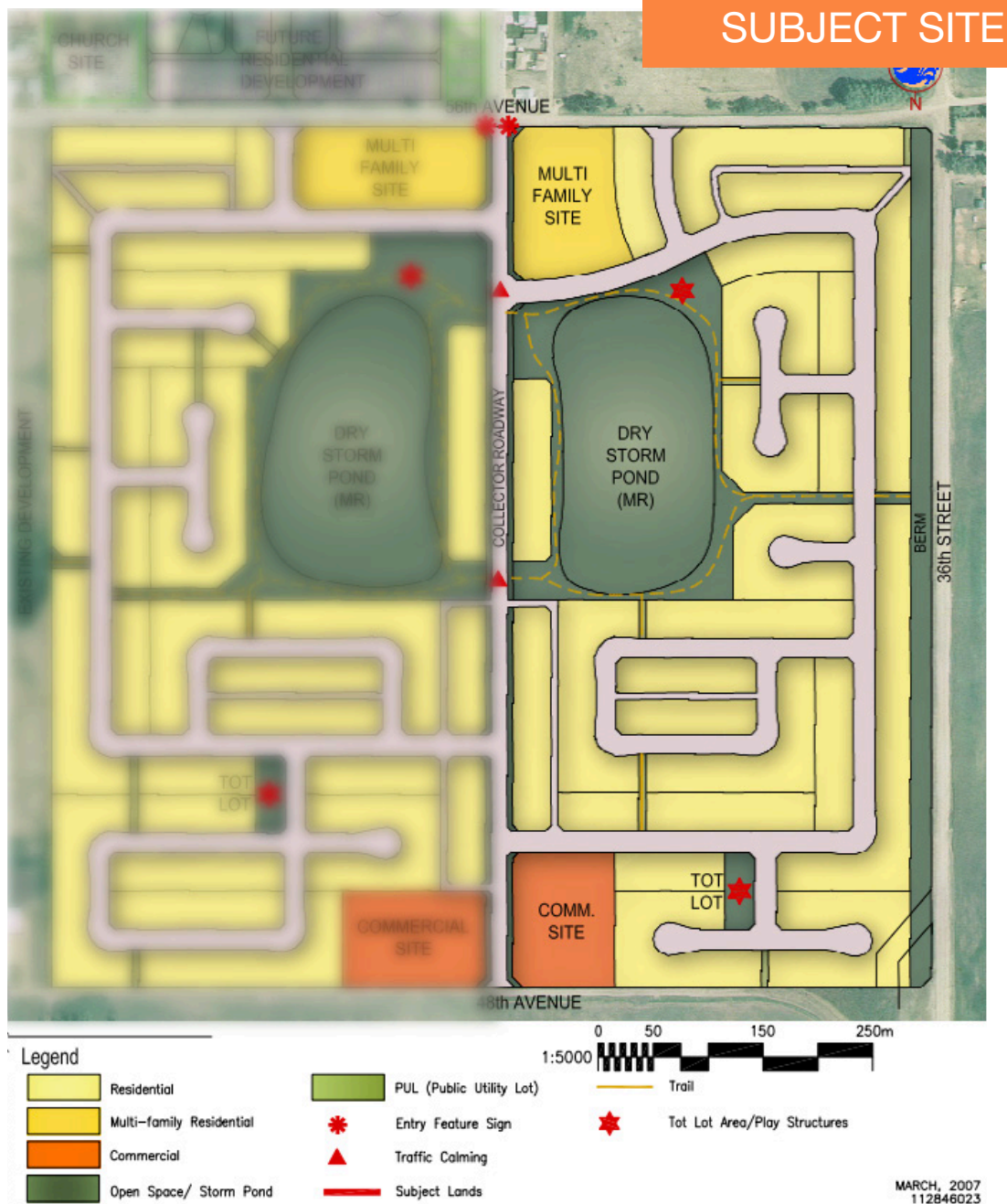
West Boundary – existing residential development

South Boundary – 48th Avenue

Services at road

Price: Contact Agent





The East Wetaskiwin Residential Development Outline Plan also incorporates sustainable design practices, such as the use of green infrastructure and the preservation of natural features, to minimize the community's environmental impact and enhance its overall quality of life. The plan also includes provisions for transportation infrastructure, including roads, sidewalks, and bike lanes, to ensure ease of movement throughout the community.



# AMENITIES

The city's location is another key factor that makes it an attractive destination for land developers as it is situated at the intersection of major highways and provides easy access to larger urban centers such as Edmonton, Red Deer, and Calgary. This makes the City an ideal location for businesses and residents looking to take advantage of the benefits of city living while still enjoying a more relaxed pace of life.

The subject site is within 8 short minutes drive to the centre of Wetaskiwin which includes many major shopping locations, as well as the Wetaskiwin Regional Airport, and Edmonton is within an hour's drive to the north, with Red Deer to the south, which establishes the City as a bedroom community for these other cities.

This property is a once in a lifetime opportunity to assist in the expansion of an increasingly popular city in Alberta.

Calgary



Edmonton



Red Deer





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