

FOR SALE

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PACIFIC

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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, 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

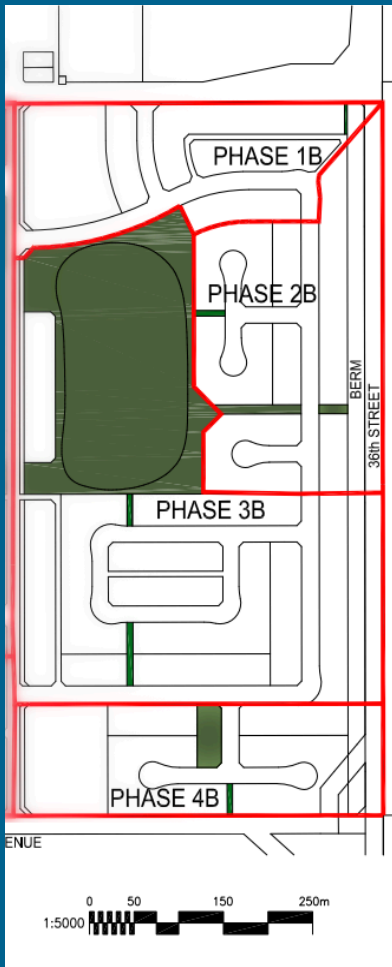
London Pacific and RE/MAX Commercial Capital are proud to bring this one-of-a-kind opportunity to the development community. The site is 77.56 acres and is located within the city of Wetaskiwin. The site comes with the East Wetaskiwin Area Residential Structure Plan, approved by the City and available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

The Plan is a comprehensive study that outlines the development of a residential community within the city. 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.

### A possible Joint Venture?

The current owners are enthusiastic about the prospect of a Joint Venture, which would involve initiating the masterplan and project phases, including the commencement of subdivisions and development. This strategy not only mitigates risk for prospective partners but also enhances the project's appeal.

# 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

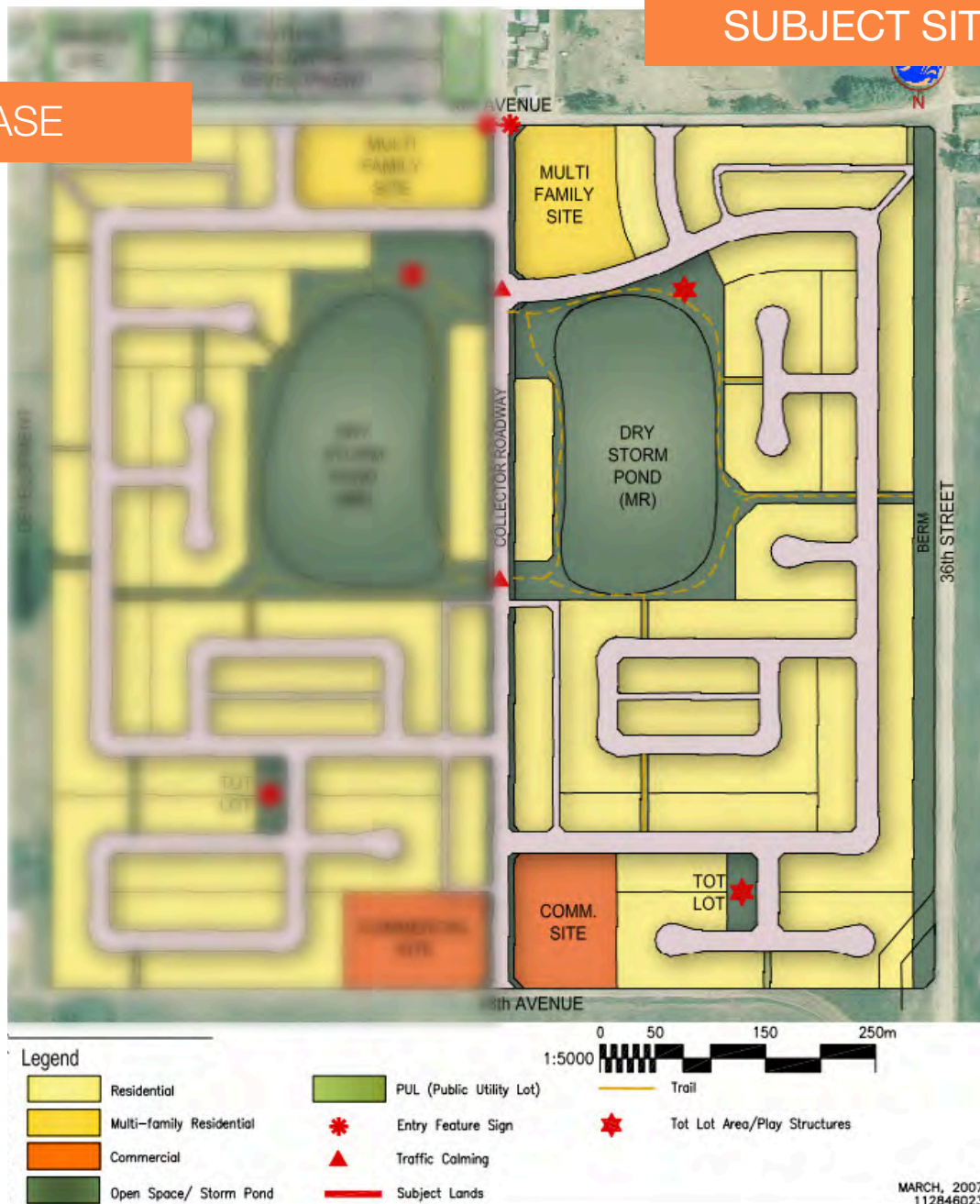
Price: Contact Agent

## Current Improvement

The property is currently leased to a local farmer, effectively offsetting the property tax expenses, and making it an attractive proposition for both developers and investors.

FIRST PHASE

SUBJECT SITE



The master 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.

The 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. As well as provisions for transportation infrastructure, including roads, sidewalks, and bike lanes, to ensure ease of movement throughout the community.



# LOCATION

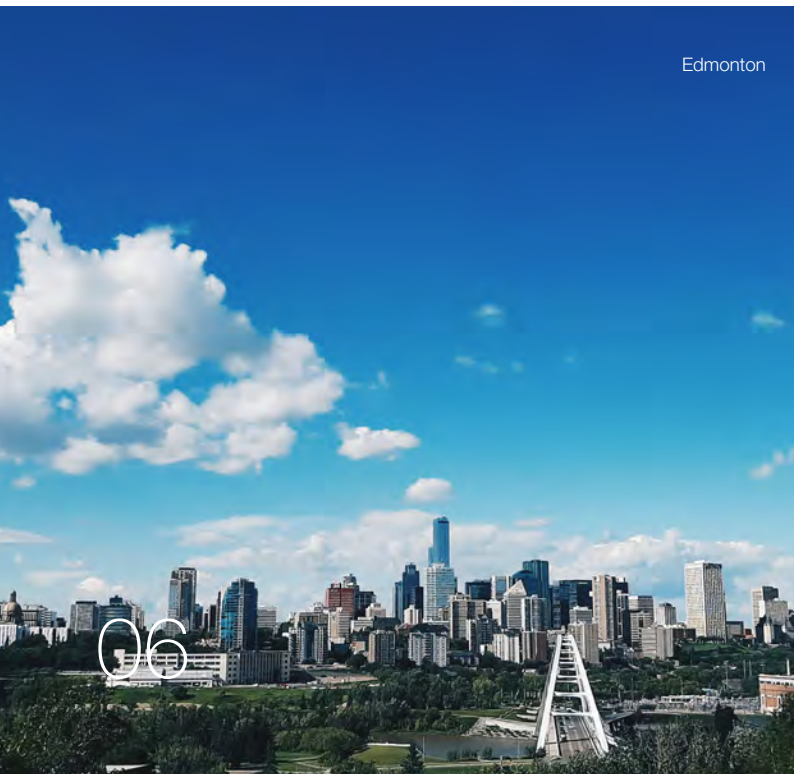
The city's location is another key factor that makes it an attractive destination for land developers as it is situated at the intersection of major highways and provides easy access to larger urban centers such as Edmonton, Red Deer, and Calgary. This makes the City an ideal location for businesses 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.

Calgary



Edmonton

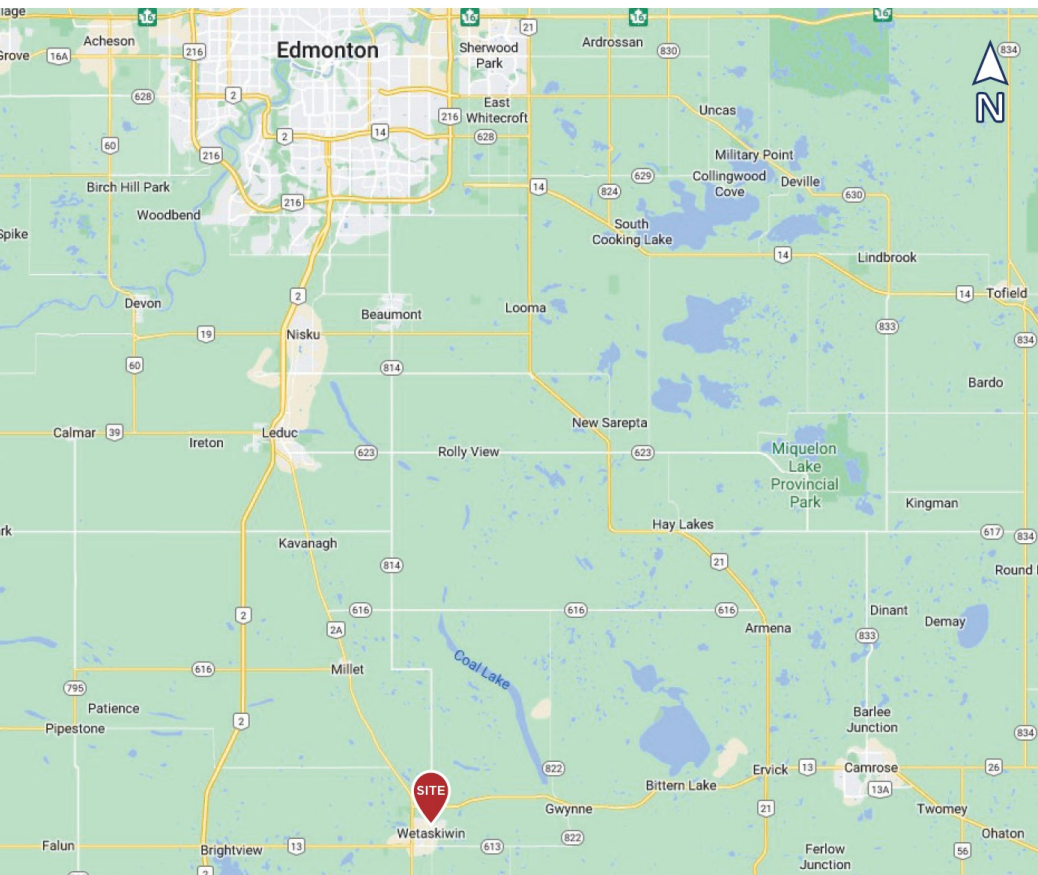


Red Deer





# Location



**Wetaskiwin** is a city in the province of Alberta, Canada.

The city is located 70 kilometres (43 mi) south of the provincial capital of Edmonton.

The city name comes from the Cree word *wī taskiwinihk*, meaning "the hills where peace was made".



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