CUSHMAN & WAKEFIELD
Edmonton

FOR SALE

1.33 ACRES - R4 HIGH DENSITY DEVELOPMENT LAND

4604 56 AVENUE, WETASKIWIN, AB



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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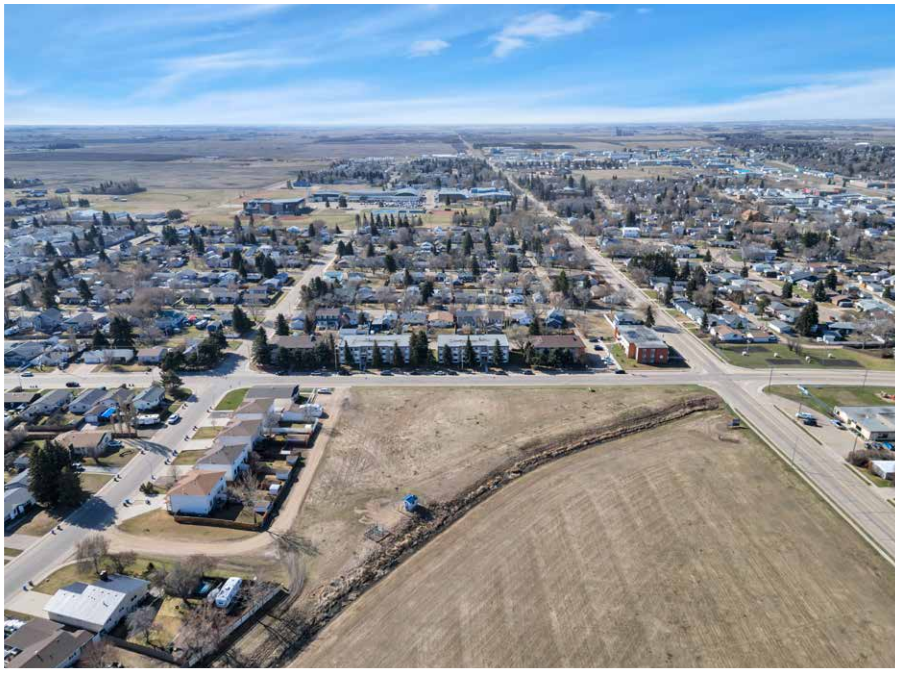
Raphael Yau
Senior Associate
780 953 8383
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THE OPPORTUNITY

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 2025 municipal census counted 13,409 residents. The city has lacked new multi-unit housing options in recent years, with local demand for new housing typologies. 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. Previous development permit (expired) was for a 80+ unit seniors facility. For this 1.33-acre site, development could feasibly accommodate roughly 20 to 40+ units, depending on whether you chose a 2-storey stacked townhomes or 3-4 storey apartment-style townhomes.

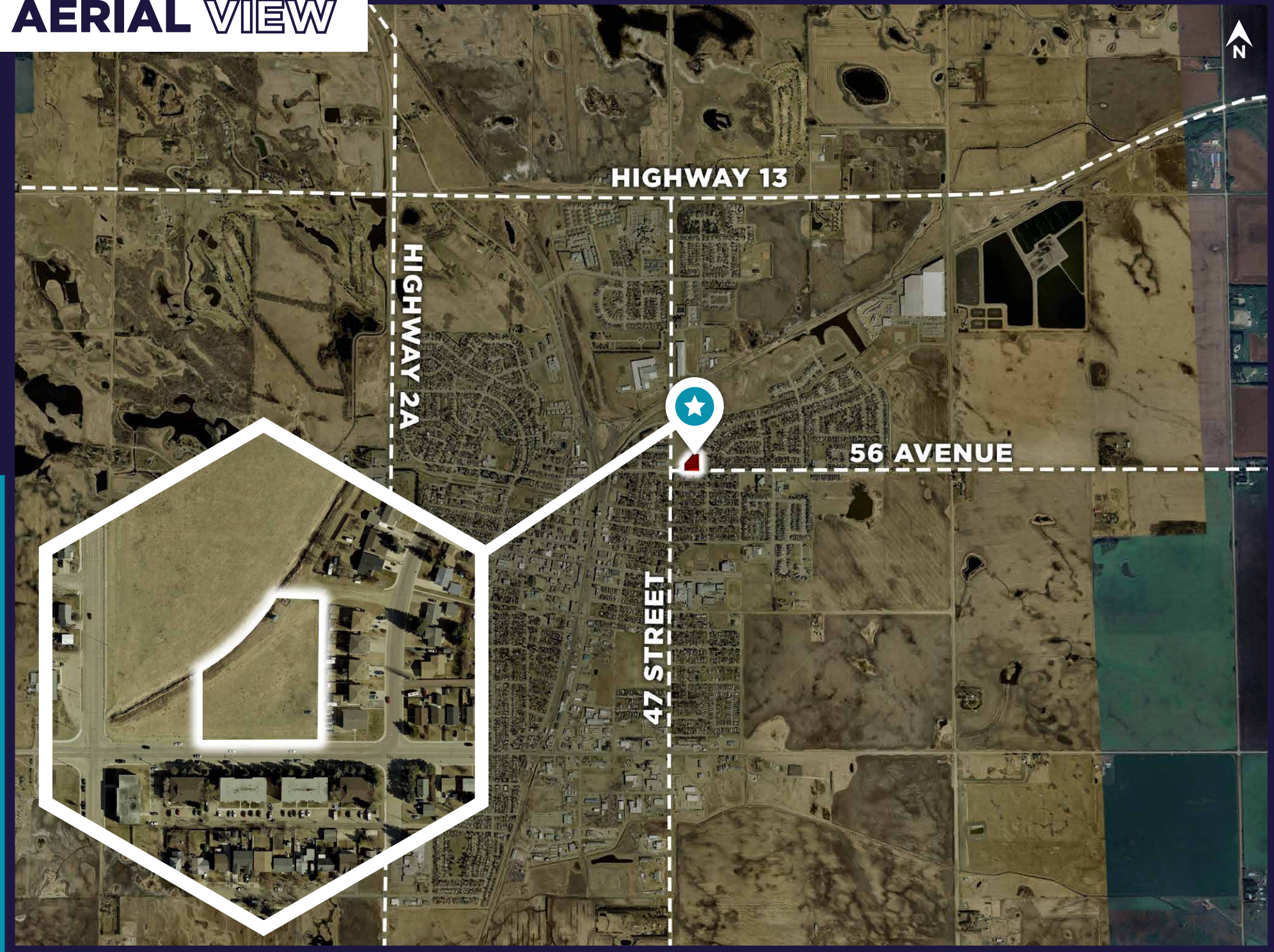
PROPERTY DETAILS

MUNICIPAL ADDRESS:	4604 56 AVENUE, WETASKIWIN, AB
ZONING:	R4 - High Density Residential
LAND SIZE:	1.33 ACRES (±57,934 SF)
PRICE:	$699,000



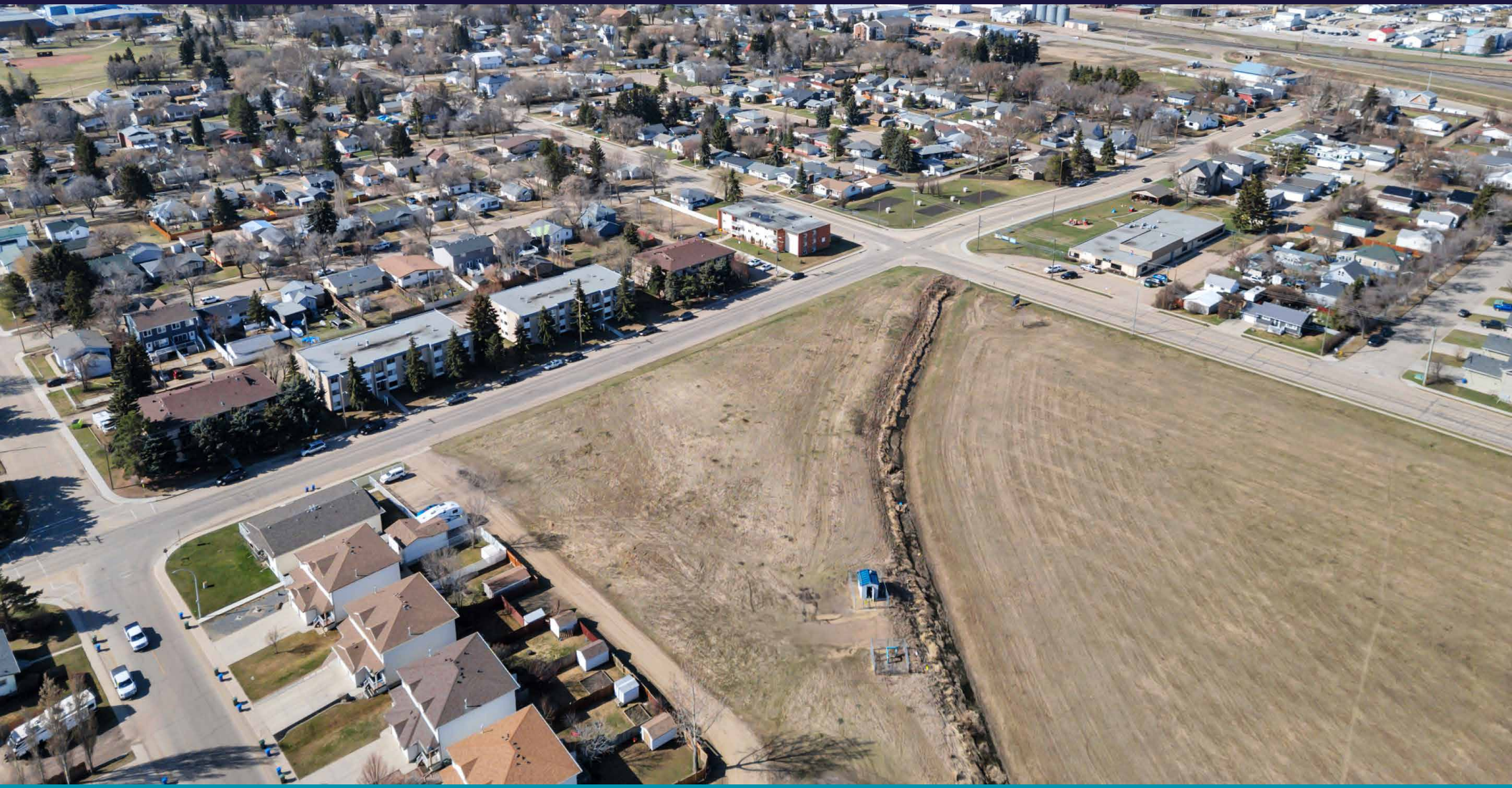


AERIAL VIEW



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KEEP IN TOUCH



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