

# \$45,000 - 4917 51 Avenue, Lougheed

MLS® #A2213737

**\$45,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.39 Acres

Lougheed, Lougheed, Alberta

RARE INVESTMENT OPPORTUNITY IN LOUGHEED! Three adjacent, highway-commercial lots are now available in the vibrant and supportive community of Lougheed, Alberta – strategically located on a corner lot abutting busy Hwy 13 and Wetmore Street, just east of the Hwy 870 intersection. This prime location offers exceptional visibility, compelling curb appeal, and unmatched accessibility, with convenient and abundant parking for customers and clients alike.

These parcels also abut and sit in close proximity to several thriving and developing businesses, creating a synergy-rich environment perfect for new ventures. Whether you're envisioning a boutique retail plaza, a flagship franchise location, or a unique service hub catering to the steady stream of highway travelers, the possibilities here are truly limitless.

Lougheed is a gem of the prairies – affluent, resource-rich, and one of the few regions in Canada where both real estate values and business momentum are actively accelerating. The local population trends toward higher income brackets, and the town's government is notably pro-business and highly supportive of growth.

With consistently high traffic volumes on Hwy 13, most customers will be passerby traffic –



making this a prime spot for high-visibility, high-traffic enterprises.

For out-of-province investors, this is more than just land – it’s a launchpad for success in a thriving Alberta market.

Unlock the potential. Expand your vision. Lougheed is calling.

**Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | A2213737        |
| Price     | \$45,000        |
| Bathrooms | 0.00            |
| Acres     | 0.39            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4917 51 Avenue   |
| Subdivision | Lougheed         |
| City        | Lougheed         |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 2V0          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | April 22nd, 2025   |
| Days on Market | 15                 |
| Zoning         | Highway Commercial |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | DreamHouse Realty Ltd. |
|----------------|------------------------|

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