



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**Highway 2A 15TH STREET Street, Rural Foothills County TOL 1T0**

MLS® #: **A2092380**

Area: **NONE**

Listing Date: **12/21/23**

List Price: **\$4,975,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Commercial Land**

City/Town:

**Rural Foothills  
County**

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

Year Built:

**0**

Lot Information

Lot Sz Ar:

**3,655,119 sqft**

Lot Shape:

DOM

**150**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Title:

**Fee Simple**

Legal Desc:

Zoning:

**DC14**

Remarks

Pub Rmks:

**INVESTORS & DEVELOPERS.... TAKE ADVANTAGE OF A SUCCESSFUL LOCATION!! 83 +/- Acres adjoining very busy Highway 2A just 4 minutes NORTH of OKOTOKS. (Weighted Annual Average DAILY two-way traffic is 23,340). FEATURES Include: Mountain & City Views, Direct access to major routes, 40 minutes to Calgary International AirPort, Zoned DC-14 allowing for variety of discretionary Commercial developments, Existing paved road entrance and turn around, Adjacent TWO Existing Commercial Ventures (Big Sky BBQ and Auto Dealership). GREAT OPPORTUNITY on this BUSY CORRIDOR to OKOTOKS! Please click on the video.**

Inclusions:

**NONE**

Property Listed By:

**ROYAL LEPAGE SOLUTIONS**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



