



THE
A-TEAM

**RE/MAX
FIRST**

306220 17 Street, Rural Foothills County T0L 0X0

MLS® #: **A2153434**

Area:

Listing Date: **07/29/24**

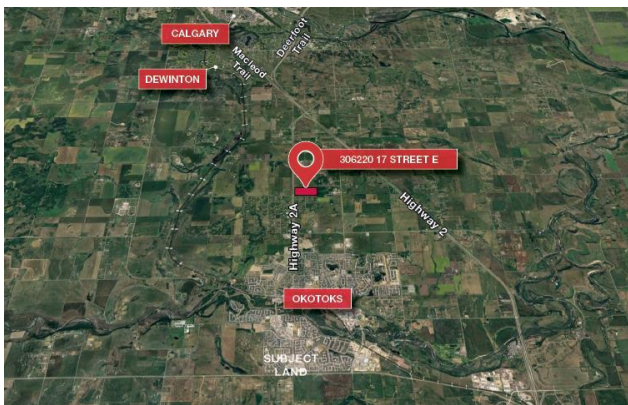
List Price: **\$3,537,800**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

Rural Foothills

Year Built:

0

Lot Information

Lot Sz Ar:

3,145,032 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

DOM

115

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:

Fee Simple

Legal Desc:

0613667

Zoning:

A

Remarks

Pub Rmks:

Prime Development Land: 72.2 ± acres located just north of Okotoks, ideal for commercial development. Convenient access with 17 Street in place, facilitating future commercial projects. Elevated land from West to East providing exceptional views. Potential to subdivide the west portion for commercial use. Property sold 'as is-where is'. Existing tenants in both dwellings can stay during development planning or opt for vacant possession. *Pasture with an optional hay agreement that can continue post-sale.

Inclusions:
Property Listed By:

Being sold as is, where is.
MaxWell Canyon Creek

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