



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2176106** Area: **NONE** Listing Date: **10/29/24** 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**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **3,655,119 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

35
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

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: Zoning: **DC14**
Fee Simple
 Legal Desc:

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











