

338 Avenue 32 Street, Okotoks T1S 1A2

NONE MLS®#: A2186959 Area: Listing 01/19/25 List Price: **\$16,000,000**

Status: **Active** County: **Foothills County** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type:

City/Town: Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Park Feat: Land

0

Commercial Land

Okotoks Finished Floor Area Abv Saft:

Low Sqft:

0

5,764,730 sqft Ttl Saft: DOM

13 Layout

Beds:

0.0 (0 0) Baths:

0

Style:

Parking

Ttl Park: 0

Garage Sz:

See Remarks

Utilities and Features

Heating: Sewer:

Roof:

Ext Feat: Kitchen Appl: Int Feat: Utilities:

Construction:

Flooring: Water Source: Fnd/Bsmt:

Room Information

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

Title: Zonina: **Agricultural Fee Simple**

Legal Desc:

Remarks

Pub Rmks: 132+- Acres located NE of the Wedderburn Community. Future Mixed Use development lands at the northwest corner of intersection 32 Street E and 338 Avenue E in Okotoks. The lands were annexed into the town in 2017— Medium Term Development (5-10 yrs) based on current deep servicing lines. Municipal utility

infrastructure is located to the south. Primarily Residential, targeting a density of 10 units per gross acre and a mixture of Commercial/Mixed use in the SE corner. Okotoks' population as of 2021 was over 30000, with strong demand for the location 15 minutes from South Calgary. The lands feature a nearly level topography with no significant drainage issues. Please go to supplements and remarks for site plans and additional information.

N/A Inclusions:

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









