



THE A-TEAM

RE/MAX FIRST

450888 HIGHWAY # 2A Highway, Rural Foothills County T1V 1P4

MLS® #: C4267564 Area: NONE Listing Date: 09/11/19 List Price: \$5,800,000
Status: Active County: Foothills County Change: None Association: Fort McMurray



General Information

Prop Type: Land
Sub Type: Land
City/Town: Rural Foothills County
Year Built: 0
Lot Information
Lot Sz Ar: 2,525,608 sqft
Lot Shape:

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

DOM
1910
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access:
Lot Feat: Level, Rectangular Lot, See Remarks
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Construction:
Flooring:
Water Source: See Remarks
Fnd/Bsmt:

Kitchen Appl:
Int Feat:
Utilities: See Remarks

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes a sub-header for Legal/Tax/Financial.

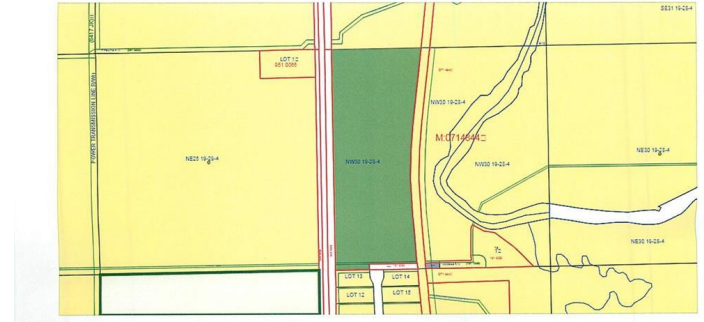
Title: Fee Simple
Legal Desc:
Zoning: GI

Remarks

Pub Rmks: 57.98 ACRES of INDUSTRIAL Land Only zoned General Industrial with 2600 + ft frontage on Highway # 2A located in the Foothills County allows for a wide range of Industrial Uses . HIGH PROFILE PARCEL on 2A corridor (adjacent to Cargill Foods and Abild's Industrial Park). Daily average traffic count of approx 8,553 located between Okotoks and High River with growing population base and large work force. Close proximity to major transportation routes Hwy 2, & 2A, with potential rail service from CPR line adjacent to site. BEST PRICE Industrial Land in the Greater Calgary Area!

Inclusions:
Property Listed By: ROYAL LEPAGE SOLUTIONS

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



Distances:

- Okotoks - 16.5 km
- High River - 7.5 km
- Calgary City Centre - 61 km
- Calgary Intl. Airport - 70.3 km
- USA Boarder - 310 km

Features:

- Daily average TRAFFIC count of 8,553 between Okotoks & High River.
- Close proximity to major transportation routes - Highway 2A & 2 & CP Rail.
- 7,640' of HWY Frontage.
- Direct Control Industrial Zoning.
- +/- 58 ACRES.

