

FOR SALE | LAND



SUBJECT  
LAND

PRICE REDUCTION

**NAI Advent**  
ADVENT COMMERCIAL REAL ESTATE CORP.

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**72.2+ AC PRIME DEVELOPMENT LAND**

306220 17 Street E, Foothills County, AB | T0L 0X0

**Potential for Commercial Subdivision**

# Foothills County Land

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## Location:

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.

## Development Potential

Potential to subdivide the west portion for commercial use.

## Sale Conditions

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.

## Land Size:

72.2± Acres

## Current Zoning:

A - Agricultural

## Legal Description

0613667;1;2

## List Price:

\$3,537,800 | \$49,000 Per Acre  
\$3,176,000 | \$44,000 Per Acre

Property Taxes: \$3,609.78

For Detailed information please contact:

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## On-site Structures

|                                   |                                 |
|-----------------------------------|---------------------------------|
| Bungalow                          | 1,042 ± SF                      |
| Mobile Home                       | 1,129 ± SF                      |
| Barn                              | 6,521 ± SF                      |
| Garage                            | 880 ± SF                        |
| Granaries + 3 additional shelters | 249 ± SF<br>156 ± SF<br>97 ± SF |



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Highway 2A

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Highway 2A

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