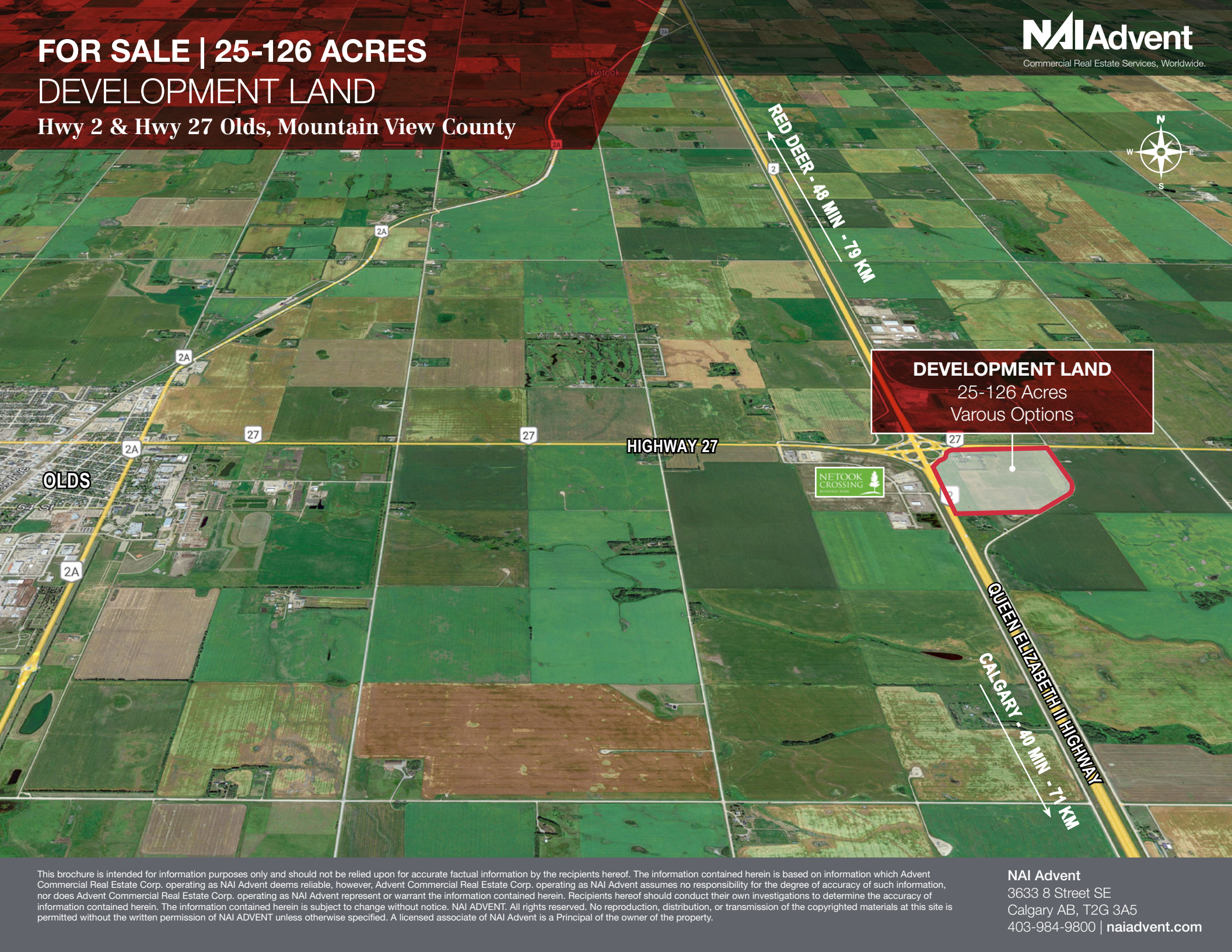


FOR SALE | 25-126 ACRES DEVELOPMENT LAND Hwy 2 & Hwy 27 Olds, Mountain View County

NAI Advent
Commercial Real Estate Services, Worldwide.



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Calgary AB, T2G 3A5
403-984-9800 | naiadvent.com

FOR SALE | 25-126 ACRES DEVELOPMENT LAND Hwy 2 & Hwy 27 Olds, Mountain View County



The Opportunity

- East of the town of Olds, south of Highway 27 across from Netook Business Park
- Located in the 2 / 27 Area Structure Plan permitting Commercial and Light Industrial use
- Roadway is in place from Highway 27 directly to property just east of interchange
- Available immediately (Vendor will consider a variety of options: Lease Back, Design Build, Joint Venture, or VTB)
- Ideally situated for Oil and Gas Service Firms, Transportation and DC Services, Agricultural or Automotive Dealerships or Services

Details

Land Size	126± acres total
Legal Description	NW 36-32-1-5
Zoning	Industrial - Business Park
Availability	Immediate
Location	40 minutes North of Calgary
Intersection	Highway #2 at the Highway #27
Asking Price	Contact Brokers

FOR SALE | 25-126 ACRES

DEVELOPMENT LAND

Hwy 2 & Hwy 27 Olds, Mountain View County

Permitted Uses

Accessory Building and Use
Animal Health Care Services
Automotive, Equipment and Vehicle Services
Commercial Retail Services, Major
Commercial Retail Services, Minor
Cultural Facilities
Day Care Services
Eating Establishment, Indoor
Eating Establishment, Outdoor
Educational Services
Government Services
Hotel
Liquor Sales / Distribution Services
Medical Treatment Services
Motel
Office
Park
Personal and Health Care Services
Professional, Business, Financial & Office
Support Services
Protective and Emergency Services
Recycling Depot
Service Station
Signs, On-Site Commercial
Utility Building
Utility Services, Minor Infrastructure

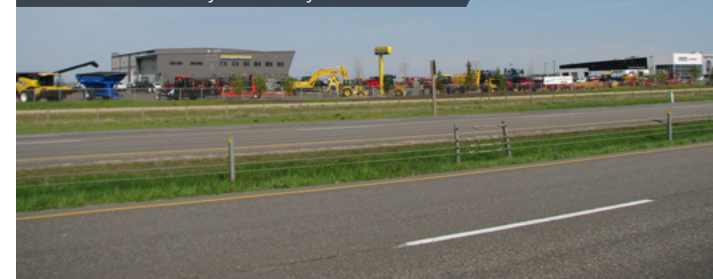
Discretionary Uses

Accessory Building and Use
Abattoir
Agricultural Processing
Agricultural Support Services
Alternative/Renewable Energy Development, Commercial
Amusement and Entertainment Services
Auctioneering Services, Livestock
Auctioneering Services, No Livestock
Berming
Cannabis Production Facility
Cannabis Retail Sales
Bulk Fuel Depot
Cardlock Fuel Dispensing Facility
Crematorium
Communication Tower
Dwelling, Security Suite
Funeral Home
Horticultural Use
Horticultural Use, Medicinal
Industrial Manufacturing / Processing, General
Industrial Storage and Warehousing
Kennel, Commercial - Bylaw No. 09/18
Recreation Services, Indoor Participant
Recreational Vehicle Storage Indoor
Recreational Vehicle Storage Outdoor
Riding Arena, Public

Semi-Public Use
Signs, Third-Party Commercial
Spectator Sports Establishments
Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4 - Bylaw No. 09/18
Utility Services, Major Infrastructure
Waste Management Facility, Minor
Work Camp, Long Term

Netook Business Park

West side of Hwy 2 @ Hwy 27

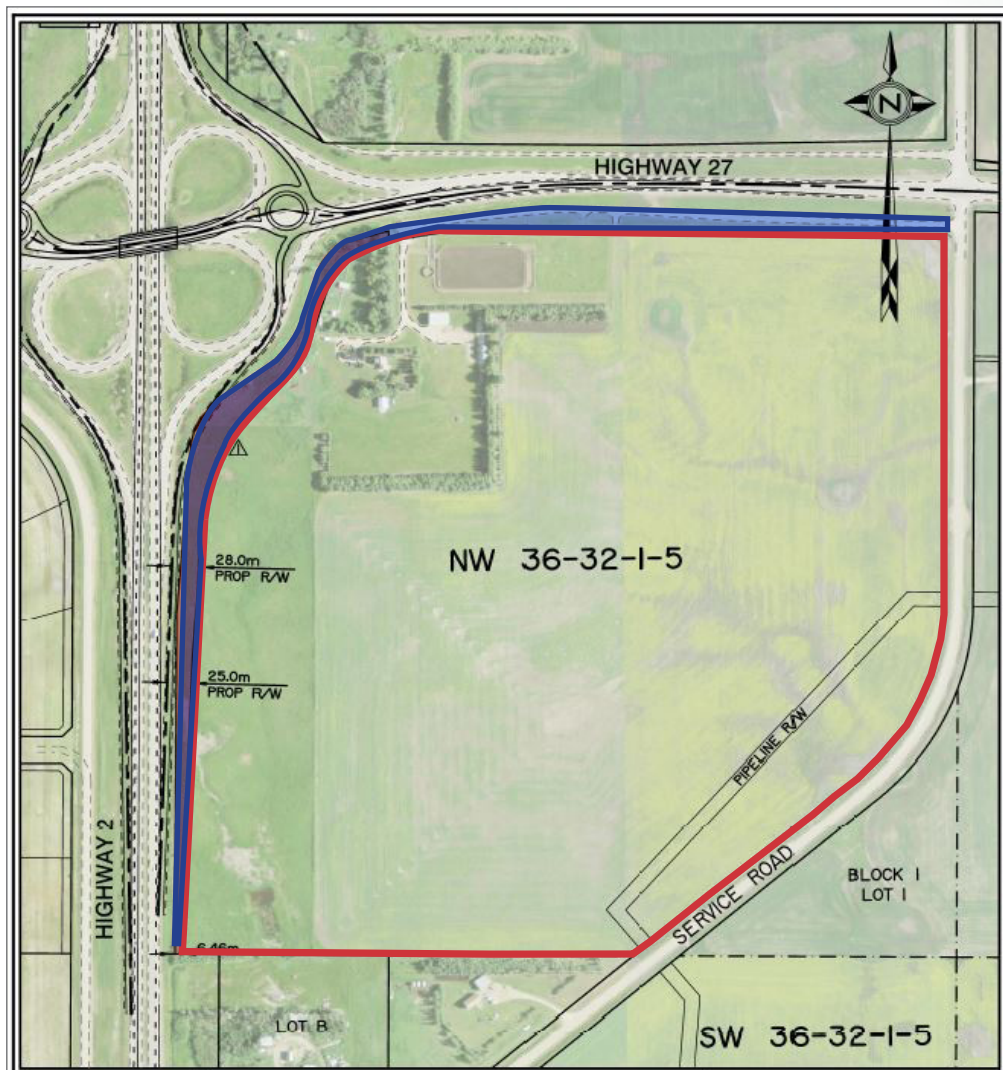


Netook Business Park

West side of Hwy 2 @ Hwy 27



FOR SALE | 25-126 ACRES DEVELOPMENT LAND Hwy 2 & Hwy 27 Olds, Mountain View County



Site Outline



Future service road

