

Investment / Development Land Opportunity



For more information,
please contact:



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OFFERING DETAILS

LEGAL DESCRIPTION	Plan 0113513, Block C, Lot 2 Plan 0313061, Block C, Lot 4
LAND SIZE	±9.51 Acres
BUILDING SIZE	±9,225 SF
ZONING	±4.36 Acres – HC (Highway Commercial) ±5.15 Acres – DC#24 (Direct Control)
CURRENT INCOME	Contact listing agent(s) for income specifics
PROPERTY TAXES	Lot 2 – \$11,045.20 (2024) Lot 4 – \$28,708.75 (2024)
SALE PRICE	\$5,099,900

PERMITTED & DISCRETIONARY USES (SAMPLE)

Highway Commercial Zoning (HC)

- » Veterinary / Animal Services
- » Auto Sales & Repair
- » Office, Retail, Restaurants
- » Hotel / Motel
- » Service Station, Car Wash
- » Indoor Recreation
- » Drive-Thru Food Service
- » Garden Centre / RV Sales

Direct Control District #24 (DC)

- » Agricultural Processing & Equipment Sales
- » Retail & Wholesale Outlets
- » Service Shops (Mechanical, Electrical, Plumbing)
- » Public Works & Community Services
- » Storage, Signs, Solar Installations

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Highway Commercial Investment/Development Land Opportunity
322233 15 Street E, Foothills County, AB T1S 3L7
±9.51 Acres | Includes ±9,225 SF Building | Zoned HC & DC#24

OPPORTUNITY OVERVIEW

NAI Advent is pleased to present a rare commercial land opportunity just north of Okotoks in Foothills County, featuring ±9.51 acres of partially developed property with highway exposure, flexible zoning, and strong holding income.

The site includes the Southern Alberta Veterinary Emergency (SAVE) facility, a 24/7 animal care centre housed in a ±9,000 SF building, along with Covet Sips & Sweets café. Together, the two tenants generate substantial annual net income with lease escalations in place.

With Highway Commercial (HC) and Direct Control (DC#24) zoning, the property offers excellent redevelopment potential — supporting uses such as retail, automotive, veterinary, equipment sales, office, and light industrial.

Located at the gateway entrance into Okotoks, just 15 minutes from Calgary, the property offers excellent visibility along Highway 2A and sits immediately north of the Okotoks boundary.



TOTAL SITE AREA	±9.51 Acres
CURRENT IMPROVEMENTS	±9,225 SF building (SAVE Veterinary Hospital)
ZONING	Highway Commercial and Direct Control District #24

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