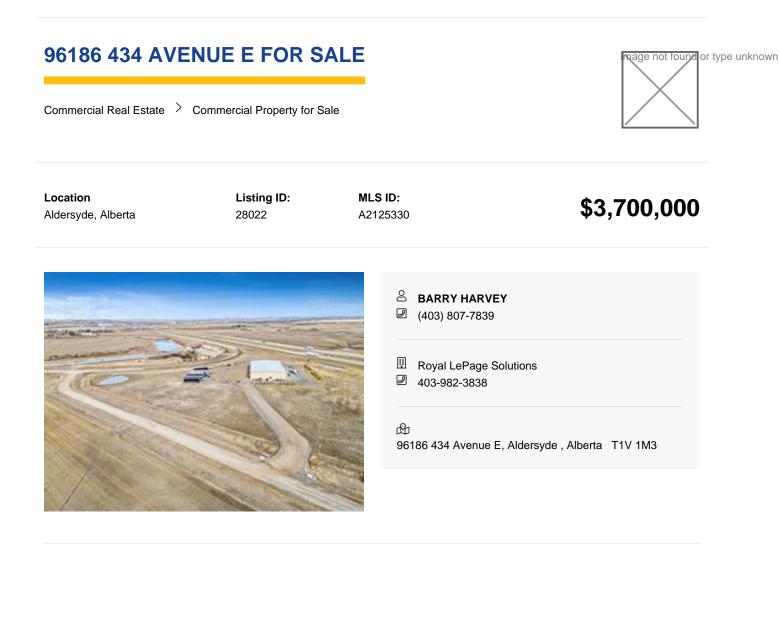


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Title **Days On Market** Transaction Type For Sale Fee Simple 451 Zoning Subdivision Nearest Town LIID NONE Okotoks **Building Type** Year Built Structure Type Free-2009 Industrial Standing, Manufacturing, Warehouse **Property Type Property Sub Type** Legal Plan Industrial 9611110 Commercial Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.) 20000.00 1858.05 585010 Roof Lot Size (Acres) **Construction Type** 13.43 Other Metal Electric Heating Lot Features 200 Amp Service Landscaped, Views Natural Gas, Radiant **Commercial Amenities** Access to Property Inclusions **Outside Storage** Accessible to Major Traffic Route none

Reports

Building Plans

Restrictions Easement Registered On Title,Utility Right Of Way

FOR SALE: 13.43 ACRE COMMERCIAL property with a 20,000 sq. ft. Industrial Building fully leased 20 minutes south of Calgary on #2 Highway. Potential to further develop and build on subject to Foothills County approvals. The zoning allows for many discretionary usages including general contractor, light industry, light manufacturing, warehouse sales and more. EXCELLENT Highway VISIBILITY with 350 metres of Hwy. frontage. Great Opportunity to further develop this property with current cash flow.

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