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192016 HIGHWAY 547 HIGHWAY FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Foothills County, Alberta



Listing ID:
33363


MLS ID:
A2275290

\$499,900



 **JUANITA POWER**
 (403) 809-7092

 **First Place Realty**
 403-547-8401


192016 Highway 547 Highway , Rural Foothills County , Alberta T0J 0V0

Transaction Type For Sale	Zoning SD	Subdivision NONE
Nearest Town Aldersyde	Building Type Church	Year Built 1911
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 2050.50	Building Area (Sq. M.) 190.50	Lot Size (Sq. Ft.) 43560
Lot Size (Acres) 1.00	Heating Forced Air,Natural Gas	Access to Property Paved Road,Visual Exposure
Inclusions Pews, Stackable chairs, folding tables, Refrigerator, Stove,Microwave, Shed	Restrictions See Remarks	Reports Title

An exceptional one-acre property is offered for sale, featuring the historic Gladys United Church. Located east of Okotoks and Secondary Highway 547, this site combines history, space, and accessibility. The land was donated in 1911, with the church constructed shortly thereafter. In 1950, the building was relocated onto a new concrete foundation, and a substantial addition was completed after. The church provides over 4000 sq.ft of space. The main floor includes a spacious meeting hall, sitting room, office space, and a two-piece washroom. The basement is equipped with a kitchen, men & women washrooms, a large dining or gathering area, and ample storage. Multiple access points include the main entrance, a ramp leading to the office area, and a side entrance. The one-acre parcel is attractively landscaped with mature trees, offering a peaceful setting. A septic holding tank services the property; however, there is currently no water source. A cistern or well installation would need to be planned in the future, subject to approval. With direct exposure along a well-travelled highway and convenient proximity to Okotoks and Calgary, this distinctive property presents a compelling opportunity for a variety of potential uses. This property is zoned Service District - "To provide for a broad range of public and private institutional and community services and facilities including but not limited to education, health, government, cultural activities, religious assemblies and other institutional facilities and services." See supplements for Foothills County zoning.

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