

# \$16,000,000 - 338 Avenue 32 Street, Okotoks

MLS® #A2186959

**\$16,000,000**

0 Bedroom, 0.00 Bathroom,  
Land on 132.34 Acres

NONE, Okotoks, Alberta

132+- Acres located NE of the Wedderburn Community. Future Mixed Use development lands at the northwest corner of intersection 32 Street E and 338 Avenue E in Okotoks. The lands were annexed into the town in 2017 as Medium Term Development (5-10 yrs) based on current deep servicing lines. Municipal utility infrastructure is located to the south. Primarily Residential, targeting a density of 10 units per gross acre and a mixture of Commercial/Mixed use in the SE corner. Okotoks's population as of 2021 was over 30000, with strong demand for the location 15 minutes from South Calgary. The lands feature a nearly level topography with no significant drainage issues. Please go to supplements and remarks for site plans and additional information.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2186959        |
| Price     | \$16,000,000    |
| Bathrooms | 0.00            |
| Acres     | 132.34          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

Address 338 Avenue 32 Street

|             |                  |
|-------------|------------------|
| Subdivision | NONE             |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 1A2          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 19th, 2025 |
| Days on Market | 75                 |
| Zoning         | Agricultural       |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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