

Property Facts

District	Foothills County
Legal Description	4;28;19;32;NW
Site Size	± 48.011 acres
Building 1	± 10,000 square feet ("sf")
Building 2	± 10,000 sf
Loading	3 (10' x 10') drive-in doors
Zoning	AB (Agricultural Business)

Sale Particulars

Asking Price	\$2,250,000
Property Taxes	\$22,122.05 (2023)
Available	Immediately

Comments

- Comprised of 2 freestanding buildings
- Approximately 10 acres of compacted and graveled area
- Good access onto Highway 2
- Close proximity to Aldersyde
- Adjacent to CP rail line

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AB (Agricultural Business District)

Permitted Uses

- Agricultural, general
- Agricultural specialty
- Dwelling, single family
- Home Based Business Type I
- Home Based Business Type II
- Home Office
- Secondary Suite, accessory
- Secondary suite, principal
- Solar Power System, Private (Not requiring a Development Permit)
- Temporary storage of up to 5 unoccupied recreation vehicles

Discretionary Uses

- Abattoir, minor
- Accessory buildings requiring a development permit
- Aerodrome/airstrip(private use)
- Agricultural intensive use
- Agricultural processing and distribution
- Agricultural support services
- Animal boarding services
- Animal care services
- Antenna structures, private
- Arena, limited public
- Arena, private
- Auctioneering services
- Bed and Breakfast
- Campground, minor (accessory to principal use)

Discretionary Uses (continued)

- Card lock fuel dispensing facility
- Commercial school or college
- Community services
- Contractor, limited
- Day camp services
- Day home services
- Dwelling, Mobile Home
- Dwelling, moved on
- Dwelling, temporary (accessory to principal use)
- Educational services
- Farm equipment sales and service
- Guest ranch
- Home based business III
- Intensive vegetation operation
- Kennel, private
- Manufacturing, light
- Outdoor storage (accessory to principal use only)
- Public market
- Restaurant (as an accessory use, within the main building)
- Retail garden centre
- Retail store (as an accessory use, within the main building)
- Solar Power System, Private (Requiring a Development Permit)
- Temporary storage of between 6 and 10 unoccupied recreation vehicles

Building 1



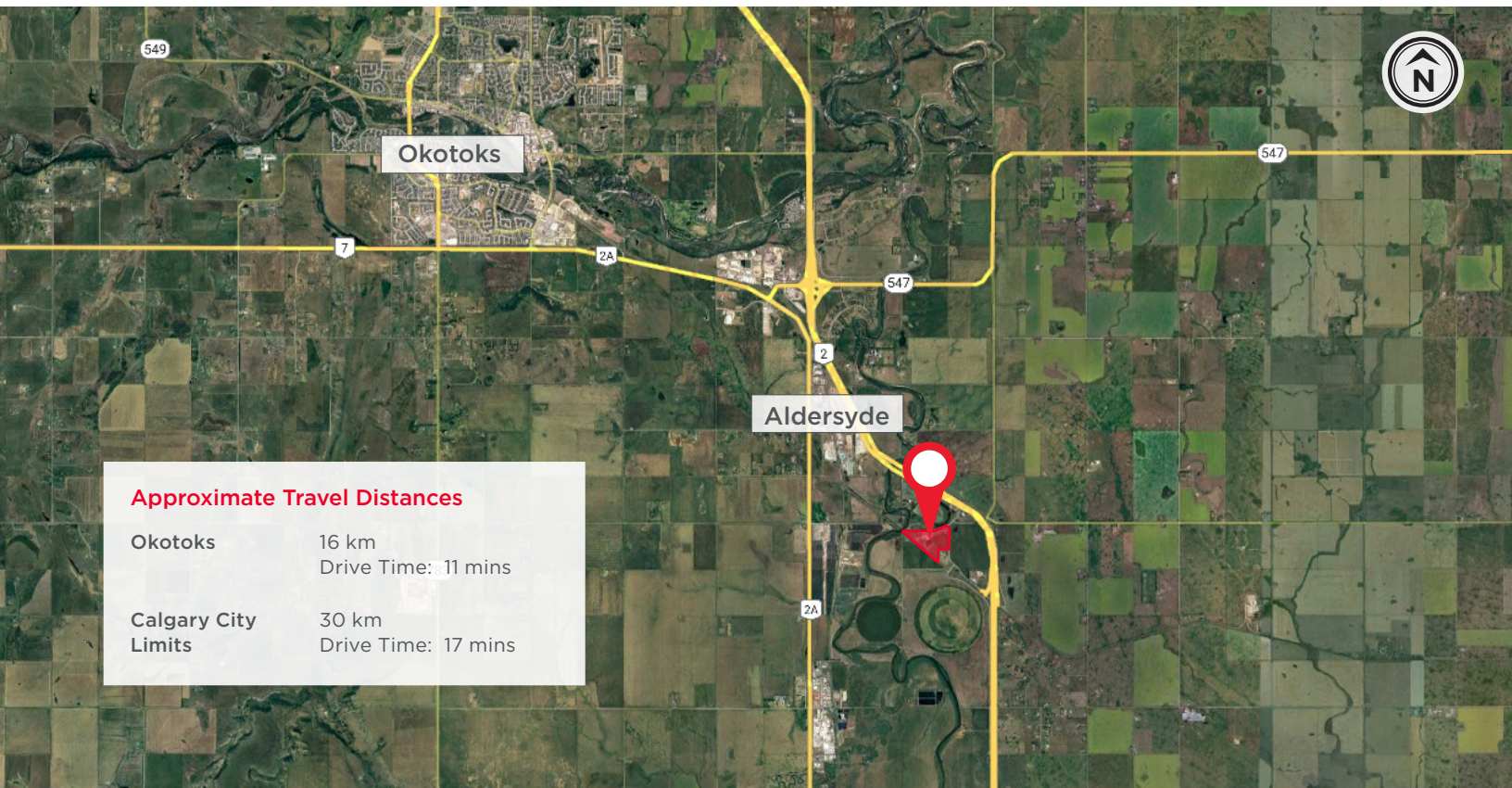
Building 2



Aerial View



Map



Approximate Travel Distances

Okotoks	16 km Drive Time: 11 mins
Calgary City Limits	30 km Drive Time: 17 mins