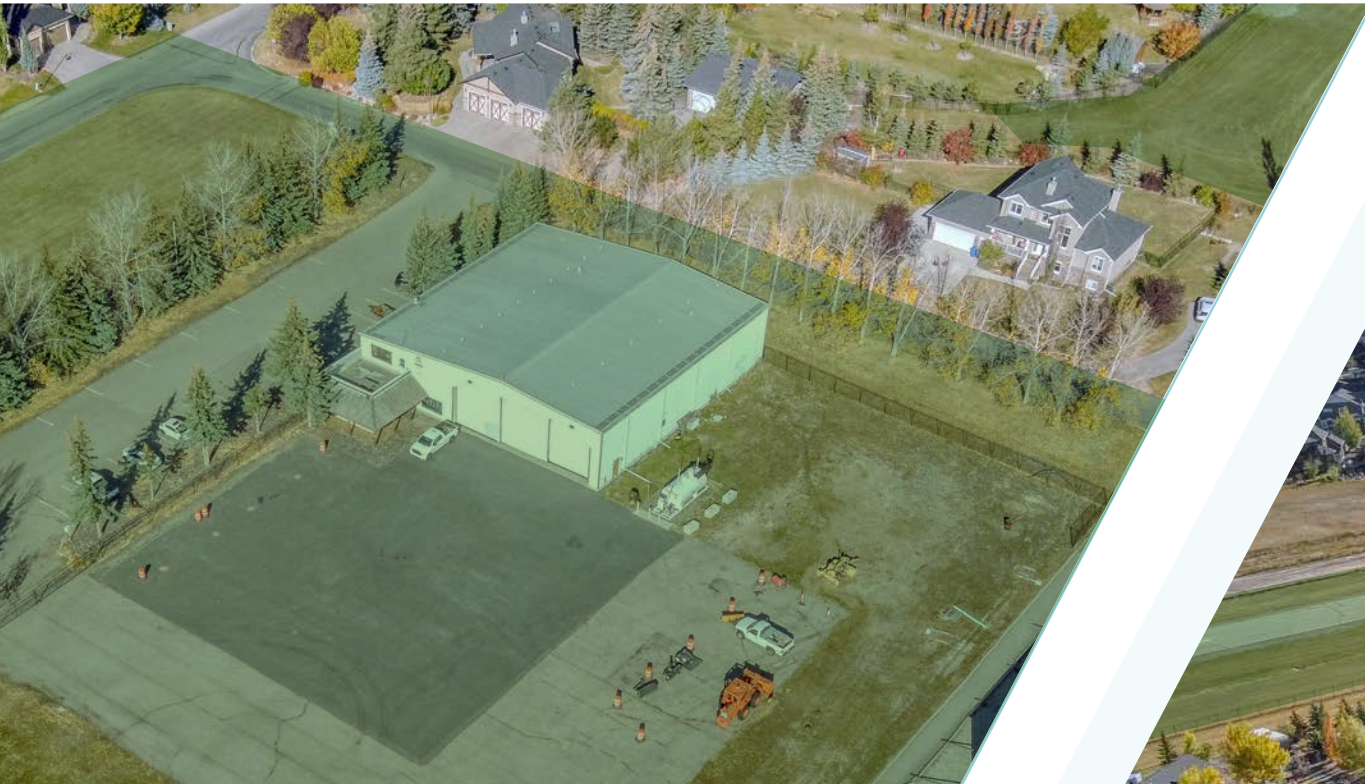


Okotoks Air Ranch

2 Winters Way, Okotoks, AB

Property Overview



Property Features

Market: Okotoks, Alberta

Zoning: Aerodrome District (A)

Lot Size	Total:	42.3 acres	Building Size	Total:	13,325 sf
	Air Ranch Airport Lands:	38.74 acres		Hangar:	6,852 sf
	Tie Down Sites:	3.56 acres		Offices:	6,733 sf

Runway Length: 3,025 feet

Property Highlights

- Canada's first private air park community
- An opportunity to acquire fully compliant and operational airport facility located in the Greater Calgary Region
- Large hangar/office building plus capacity for 50 aircraft stalls
- Setup to accommodate variety of aircraft and aircraft relates uses
- On-site fuel tank, offering fuel for self-service 24 hours a day, 7 days a week
- Neighboring 11.10 acre future residential site may also be available for sale
- Transport Canada approved and certified

Sale Particulars

Asking Price	\$4,000,000.00
Property Taxes	\$16,050.44 (2022)

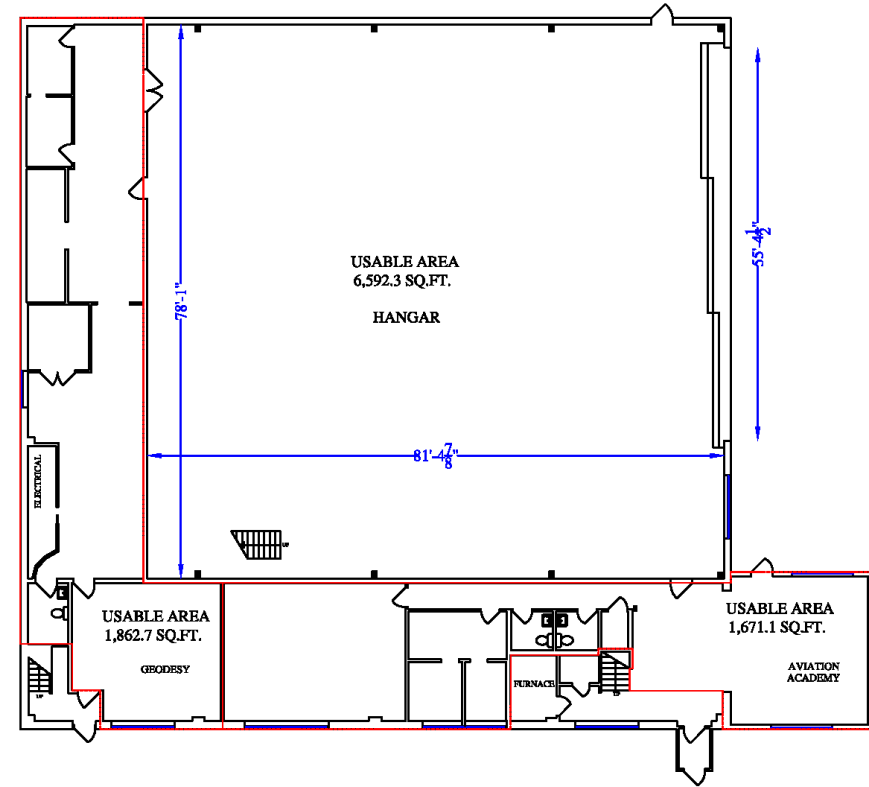
LEGEND

-  Included
-  Not included

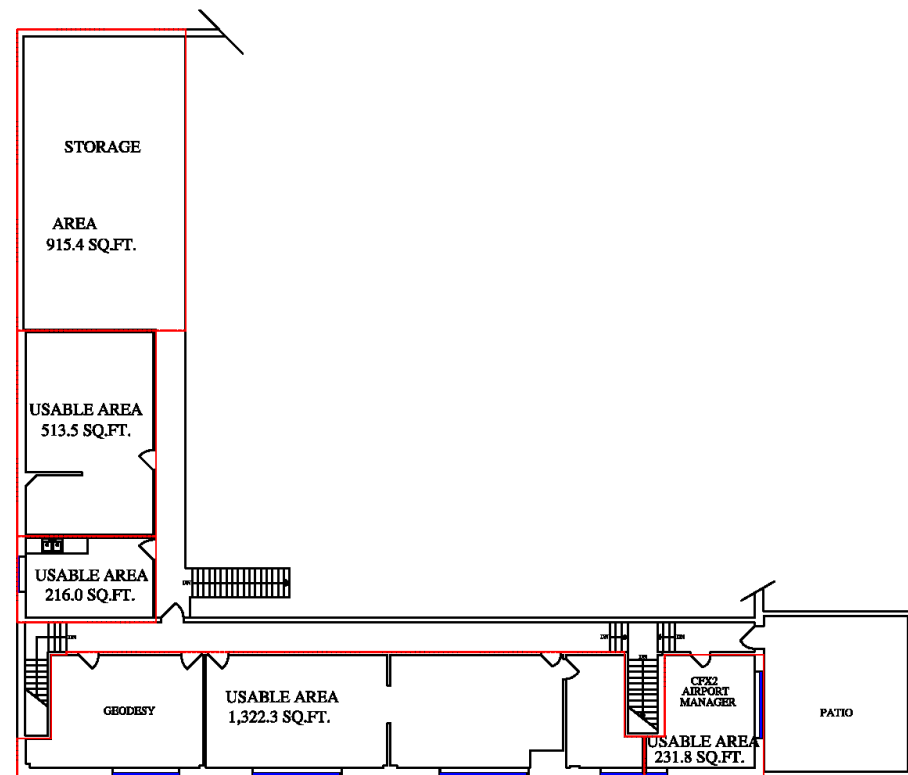
Floorplan

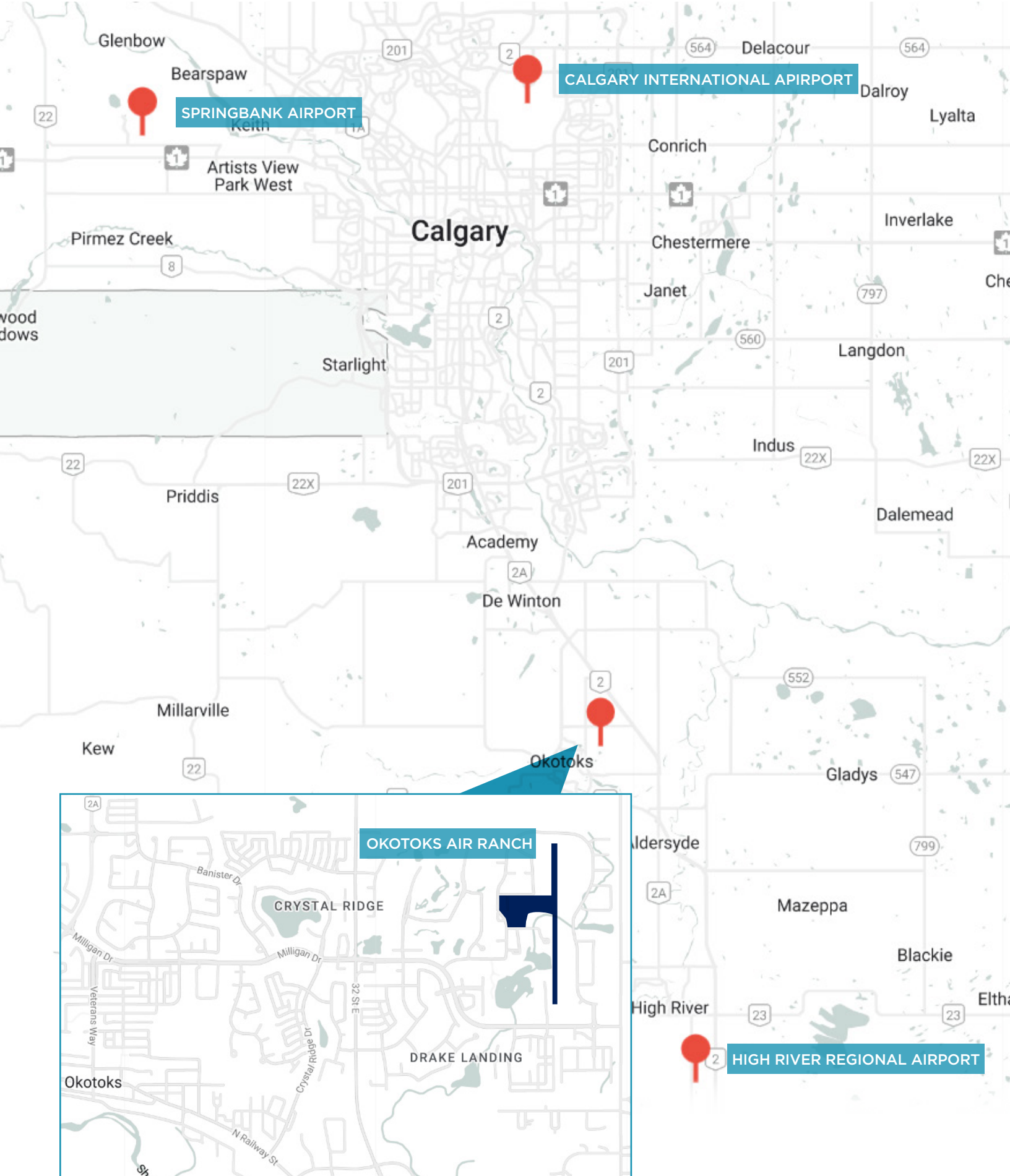
Hangar

MAIN LEVEL



UPPER LEVEL





LOCATION OVERVIEW



AREA DEMOGRAPHICS

WITHIN A 5KM RADIUS

- GROWING COMMUNITY**
The Town has been one of the fastest growing municipalities in Canada and had over 30,000 residents as of 2021.
- NEIGHBOURHOOD GROWTH**
Okotoks has grown considerably over the past several decades and now is home for just over 30,000 residents.
- AVERAGE INCOME: \$108,001**
Average household income within 5KM
- AVERAGE DRIVETIME: 33 MINUTES**
to Downtown Calgary via Highway 2
- AVERAGE DRIVETIME: 42 MINUTES**
to Calgary International Airport via Highway 2



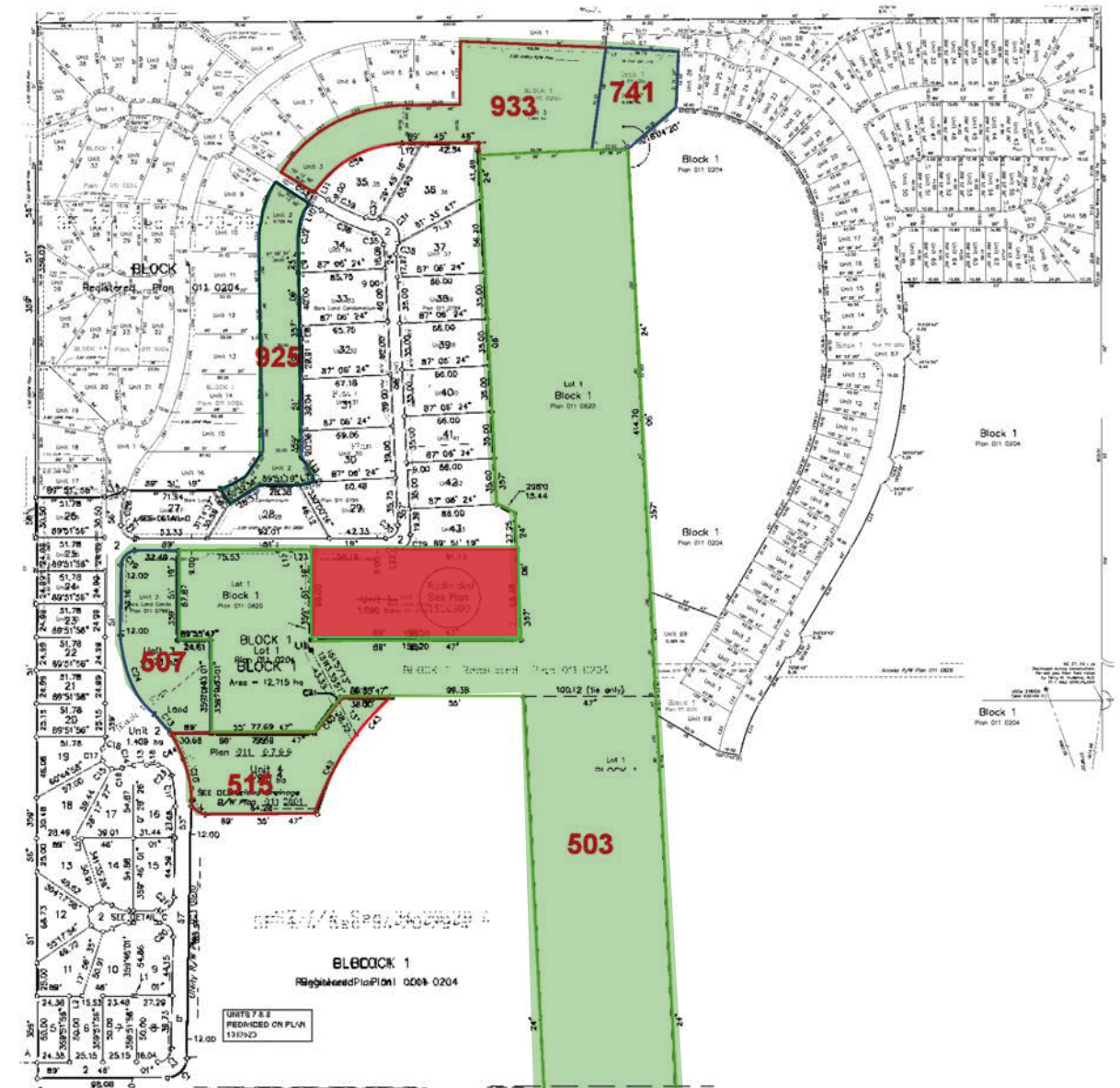
BUSINESS MARKET OVERVIEW

Alberta's economy is well positioned after a rapid expansion in the first half of 2022. The Energy Sector continues to be strong and large migration flows into the province has helped stabilize consumer activity. Alberta's labor market remains tight, and the unemployment rate currently sits at 5.50%. Businesses within Alberta remain cautiously optimistic and future growth is expected to continue but at a more modest pace. The province's relative slowdown since the peak in early 2022 has been mild relative to other provinces and housing sales are still higher than any level from 2015-2020. Alberta has seen a rapid growth in population welcoming a net of 25,000 international migrants and nearly 10,000 interprovincial migrants lifting Alberta's annual population growth to 2.2% in 2022, the fastest pace since 2014.

ANNEXATION & GROWTH

In 2017 the town annexed 4,640 acres of land for future growth. In July of 2022, the town and province announced the launch of construction of a raw water line from the Bow River to the town to accommodate future growth.

Siteplan





Contact

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