

\$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
Sold Price	\$16,010,198
Bathrooms	0.00
Acres	132.34
Type	Land
Sub-Type	Commercial Land
Status	Sold

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
Date Sold	April 4th, 2025
Days on Market	75
Zoning	Agricultural
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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