FOR SALE | 150 ACRES ± DEVELOPMENT LAND

Highway 27 / Highway 2A | Olds, AB

SUBJECT LAND

46 STREET

HIGHWAY 2A

HIGHWAY 27

TOWN OF OLDS



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DEVELOPMENT LAND

Property Highlights

- Located within the Town limits
- Highway commercial and industrial land uses under recently approved ASP
- Adjacent to existing Residential and Commercial development and Olds College
- Town services and utilities are at the property line
- 7 kilometers west of Highway 2
- Frontage on both Highway 27 and Highway 2A
- Town of Olds M.D.P

Driving Times

BALZAC	40 MIN	70 KM
AIRDRIE	37 MIN	62 KM
YYC	40 MIN	75 KM
CALGARY CITY CENTRE	60 MIN	93 KM
STONEY TRAIL NE	49 MIN	87 KM
RED DEER, AB	40 MIN	60 KM
EDMONTON, AB	2 H 12 MIN	213 KM



Property Details

ADDRESS	NE Corner of 46th Avenue (Highway 2A) and Highway 27 in Town of Olds, Alberta
LEGAL DESCRIPTION	SW Quarter, Section 4, Township 33, Range 1, West of the 5th Meridian
LAND USE	Highway Commercial and Industrial
LOCATION	On the East side of Olds with great access and frontage on both Highway 2A (for North/South traffic) and Highway 27 (for East/West Traffic)
TRADING AREA	Town of Olds and Mountainview County population of 23,241 (2023)
PRICE	**$5,250,000 ($35,000/acre)**

Part of the Newly Approved NE ASP

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Stormwater Concept

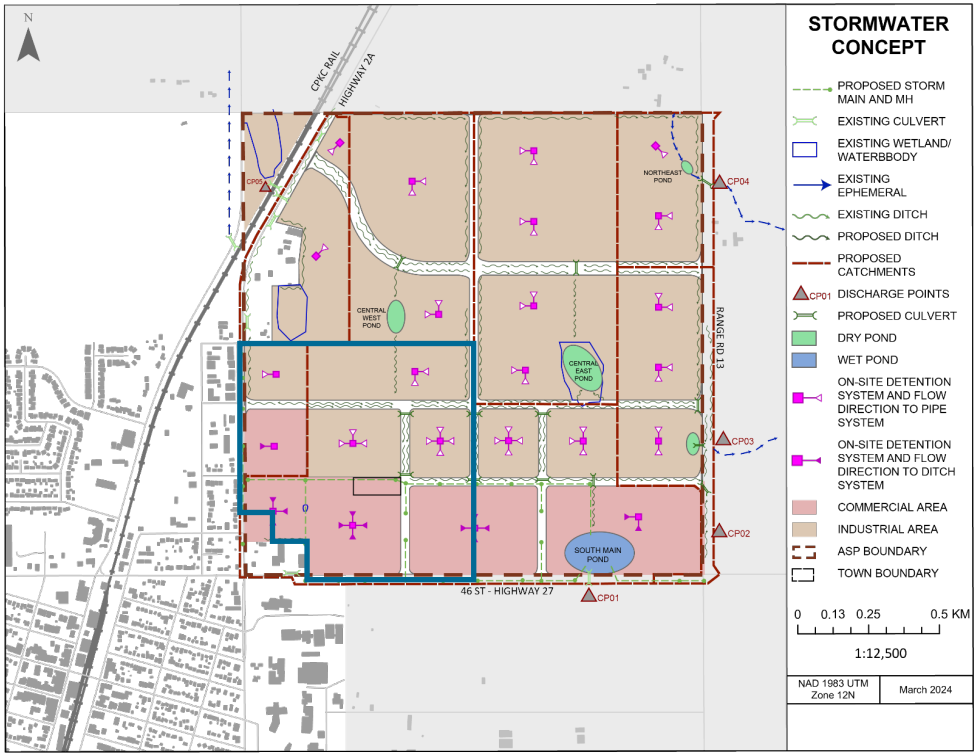


Figure 9: Stormwater Concept Map

Sanitary Servicing Concept

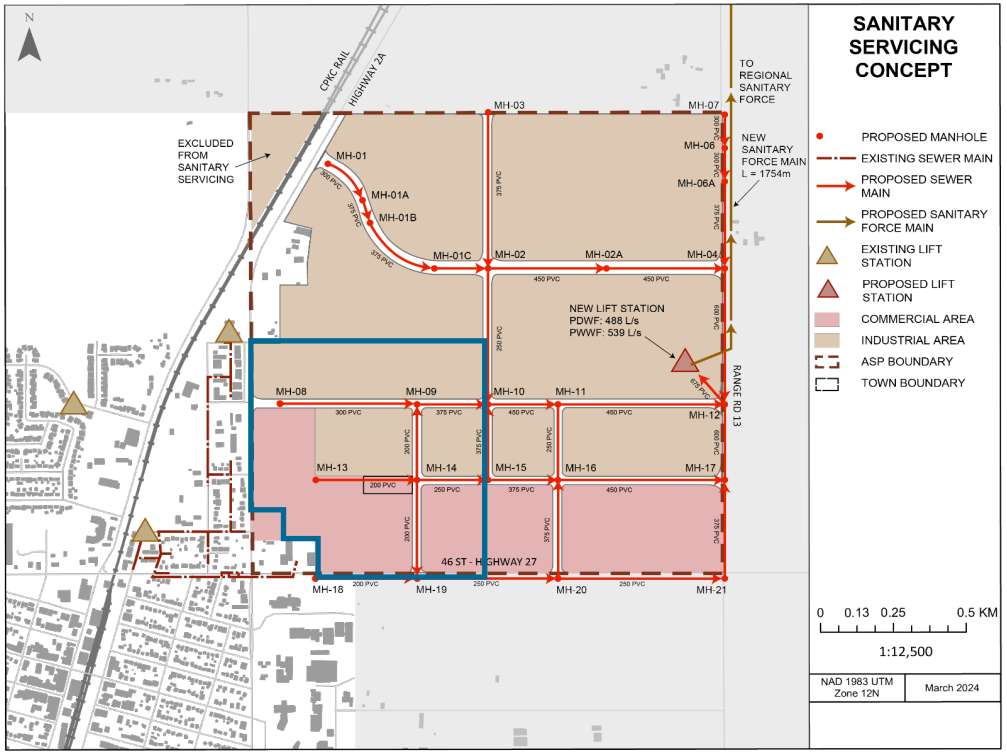


Figure 10: Sanitary Servicing Concept Map

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Road Network Concept

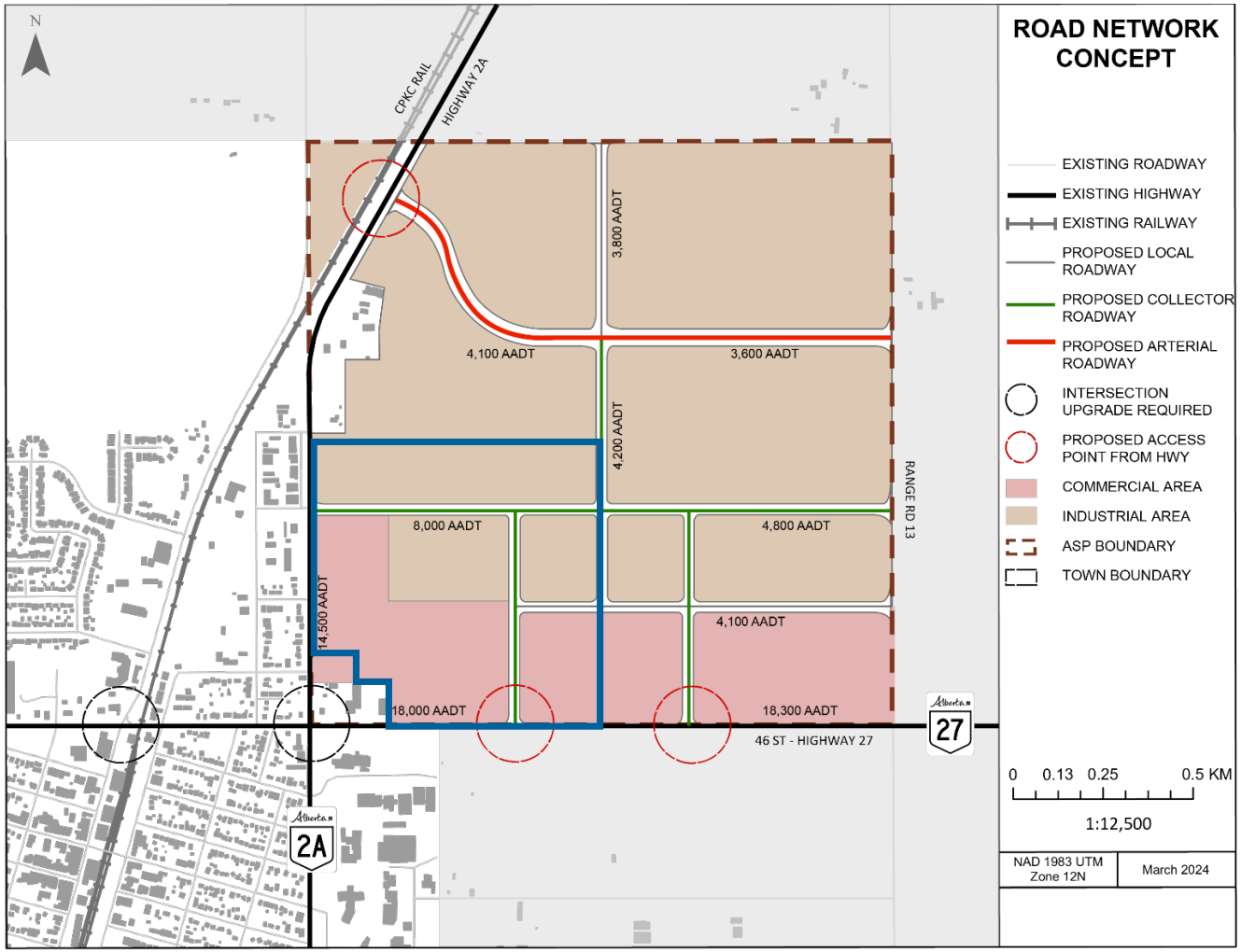


Figure 11: Road Network Concept

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Highway 27 / Highway 2A | Olds, AB

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