

# \$4,975,000 - Highway 2a 15th Street E, Rural Foothills County

MLS® #A2176106

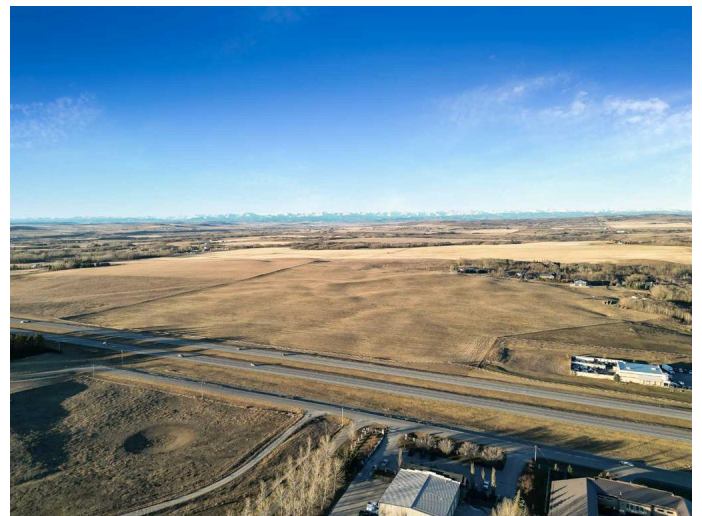
**\$4,975,000**

0 Bedroom, 0.00 Bathroom,  
Land on 83.91 Acres

NONE, Rural Foothills County, Alberta

**INVESTORS & DEVELOPERS.... TAKE  
ADVANTAGE OF A SUCCESSFUL  
LOCATION!!**

83 +/- Acres adjoining very busy Highway 2A just 4 minutes NORTH of OKOTOKS. (Weighted Annual Average DAILY two-way traffic is 23,340). FEATURES Include: Mountain & City Views, Direct access to major routes, 40 minutes to Calgary International AirPort, Zoned DC-14 allowing for variety of discretionary Commercial developments, Existing paved road entrance and turn around, Adjacent TWO Existing Commercial Ventures (Big Sky BBQ and Auto Dealership). GREAT OPPORTUNITY on this BUSY CORRIDOR to OKOTOKS! Please click on the video.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2176106        |
| Price     | \$4,975,000     |
| Bathrooms | 0.00            |
| Acres     | 83.91           |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | Highway 2a 15th Street E |
| Subdivision | NONE                     |

|             |                        |
|-------------|------------------------|
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 1T0                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2024 |
| Days on Market | 158                |
| Zoning         | DC14               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.