

DEVELOPMENT OPPORTUNITY

Olds, Alberta

129 Acres +/-



- Situated in the Agriculture heartland of Alberta at the Queen Elizabeth II Highway / Highway 27 Interchange between Edmonton and Calgary.
- Located only 45 minutes away from the Calgary International Airport.
- Located across from existing business park, Netook Crossing.
- Mountain View County covers a 40km radius that services a primary trade area of around 30,000 people.
- The secondary market located within one hour travel time includes Calgary, Red Deer and Airdrie with a total population in excess of 1.3 million.
- Property is located on the highest vehicle traffic corridors in Alberta of 54,000 vehicles per day traveling the Queen Elizabeth II Highway and 22,000 vehicles per day traveling Highway 27.
- Ideally suited for oil field service firms, transportation and distribution services, agriculture supply services and automotive and equipment dealerships. (The Edmonton - Calgary corridor is identified as one of the most lucrative economic regions in the world)

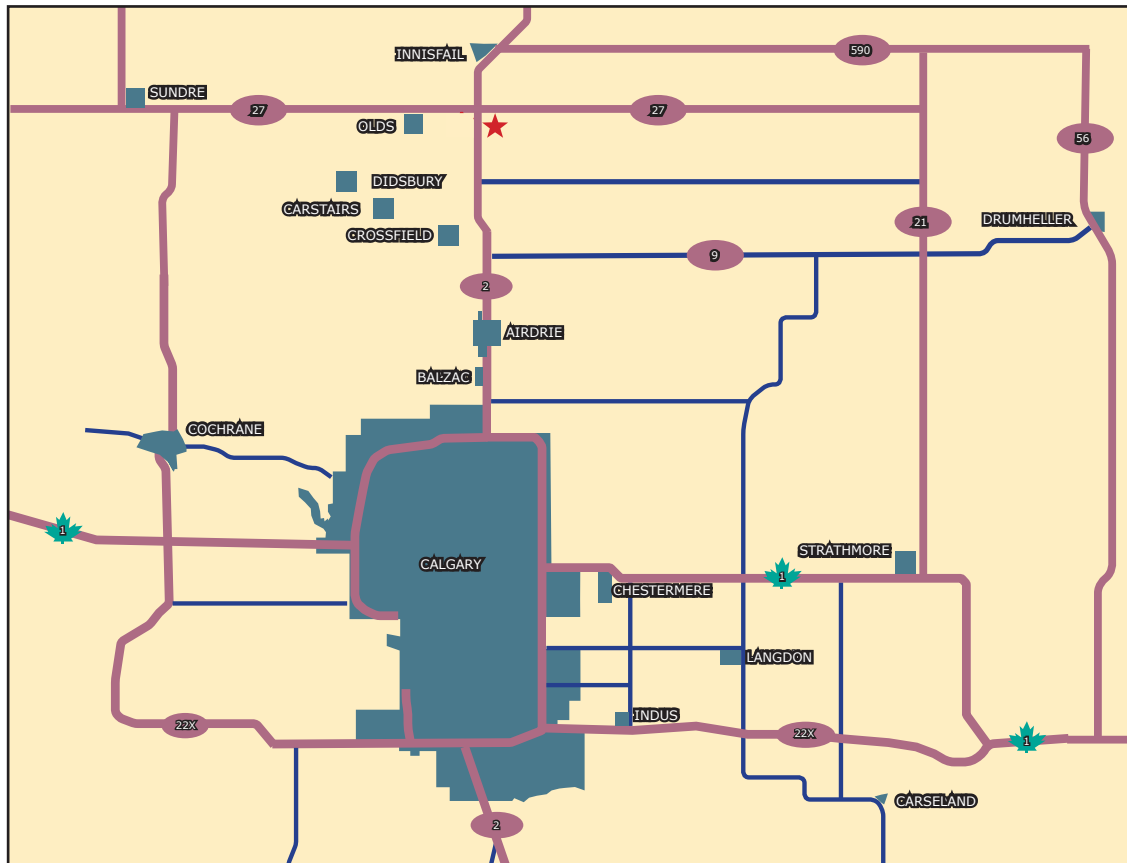
ADVENT
COMMERCIAL
REAL ESTATE GROUP

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Advent Commercial deems reliable, however, Advent Commercial assumes no responsibility for the degree of accuracy of such information, nor does Advent Commercial represent or warrant the information contained herein. Recipients hereof should conduct their own investigations to determine the accuracy of information contained herein., including confirmation of land use. The information contained herein is subject to change without notice.

DEVELOPMENT OPPORTUNITY

Olds, Alberta

Map



Property Description

- Sale Price: Market (Vendor will consider lease back, design build or joint venture)
- Available: Immediately
- Legal: NW 36-32-1-5
- Title: #071077710
- Site Size: 129 acres +/-
- Zoning: Agriculture
- 3.60 acres annexed by Alberta Transportation for interchange upgrade
- Bounded on 3 sides by Municipal and Provincial Highways
- Additional income of \$25,000/yr from existing rentals of land, house and shop

For information and options on this property contact:

Garry Bobke

403-984-9804

gbobke@adventcommercial.com

ADVENT
COMMERCIAL

REAL ESTATE GROUP

833 34th Avenue SE

Calgary, Alberta T2G 4Y9

Phone: 403-984-9800

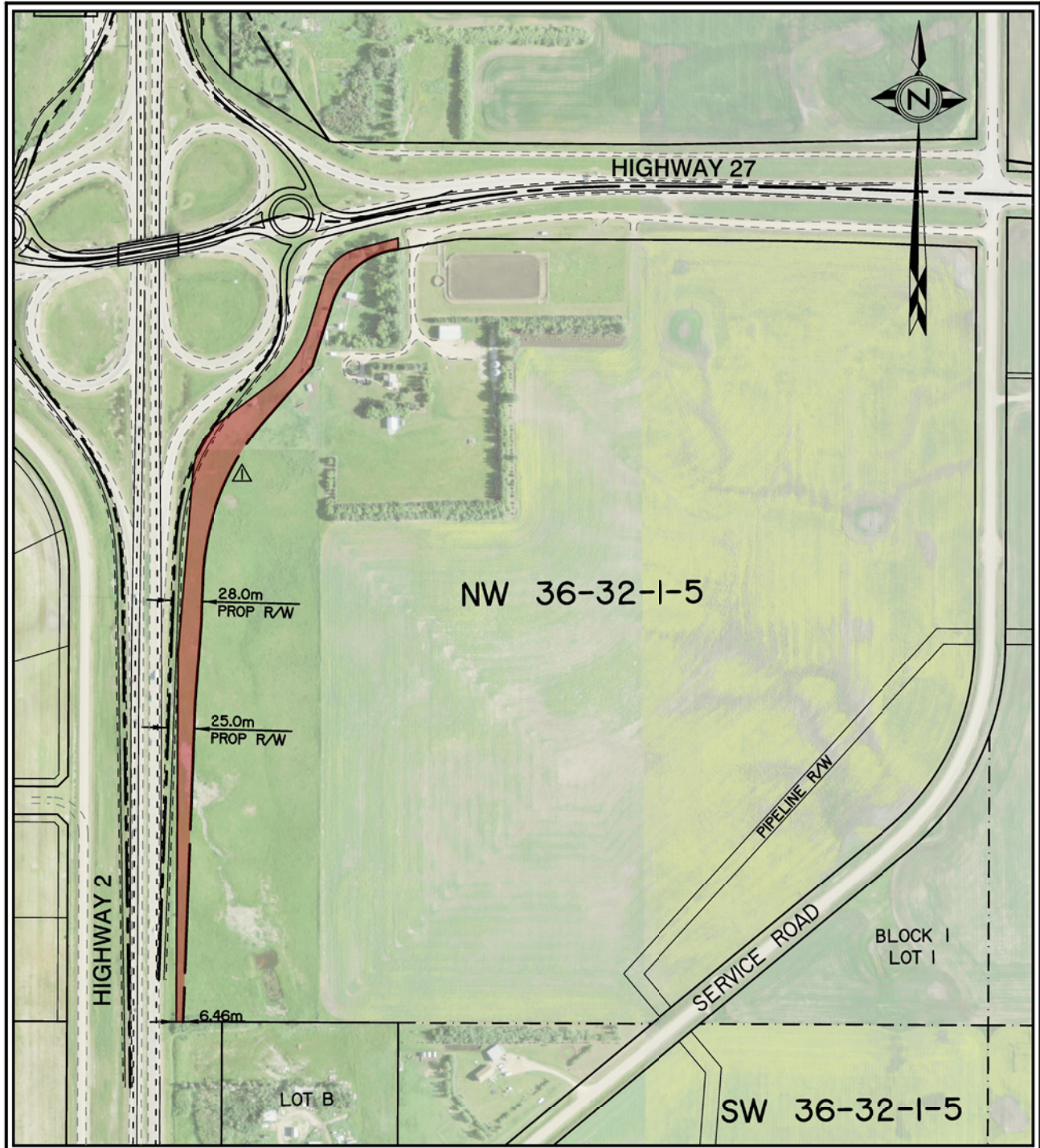
Fax: 403-984-9810

www.adventcommercial.com

DEVELOPMENT OPPORTUNITY

Olds, Alberta

Site Plan



For information and options on this property contact:

Garry Bobke

403-984-9804

gbobke@adventcommercial.com

ADVENT
COMMERCIAL

REAL ESTATE GROUP

833 34th Avenue SE

Calgary, Alberta T2G 4Y9

Phone: 403-984-9800

Fax: 403-984-9810

www.adventcommercial.com