

# \$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
Bathrooms	0.00
Acres	132.34
Type	Land
Sub-Type	Commercial Land
Status	Active

## 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
Days on Market	74
Zoning	Agricultural

### **Listing Details**

Listing Office	CIR Realty
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