






December 2024 Land







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Royal LePage Solutions – Commercial Division
 #205, 264 Midpark Way SE
 Calgary, AB T2X 1J6

LAND FOR SALE/LEASE

PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
139 Northgate Drive, Okotoks  MLS#A2174105	\$3,000,000	17.84 Acres		<ul style="list-style-type: none"> • Prime investment opportunity with ASP in place • 17.84 acres development land located on north end of Town of Okotoks neighboring new development at D'Arcy Ranch, GM and Honda dealerships • ¼ mile west of Okotoks GM dealership/SAVE Vet Clinic • Stunning mountain views with 2,013 sq. ft. fully developed 3 bedroom bungalow, currently rented 	Barry Harvey Agent View
82098 – 466 Ave E, Foothills  MLS#A1250809	\$650,000	12.1 Acres		<ul style="list-style-type: none"> • 12.1 Acres bare Land Zoned GI per Foothills County • Located adjacent to Cargill Foods and Abilds Industrial Park along the Aldersyde-High River Industrial Corridor off Highway 2A on 466 Ave • Zoned General Industry 	Barry Harvey Agent View
259 Mayland Place NE  MLS#A2136297	\$1,090,000	.75 Acres	Contact Agent	<ul style="list-style-type: none"> • .75 Acre development site ideal for owner/user • Build-to-Suit up to 20,000 SF building • Excellent access to Barlow Trail, Deerfoot Trail, Memorial Drive and Highway 1 • Minutes away from shopping centres, major big box retailers and restaurants • Bus stop adjacent to the building with the Barlow LRT just 3 minutes away • Site has over \$100,000 in site improvements 	Julie Stefan Brochure
450888 Hwy 2, Foothills  MLS#C4267564	\$5,800,000	57.98 Acres		<ul style="list-style-type: none"> • 57.98 acres industrial land zoned General Industrial; wide range on industrial uses • 2600 + ft frontage on Highway # 2A located in the Foothills County • High profile parcel on 2A corridor with daily average traffic count of +/-8,553 • Located between Okotoks and High River with growing population base and large work force • Close proximity to major transportation routes Hwy 2, & 2A, with potential rail service from CPR line adjacent to site 	Barry Harvey Agent View
13433 – 15 St NE  MLS#A2146048	\$1,334,500	3.14 Acres		<ul style="list-style-type: none"> • NEW PRICING • Great long-term holding property • 3.14 Acres located west of Deerfoot Trail with excellent exposure to Stoney Trail • Located in the Revised Stoney Industrial Area Structure Plan • Zoned S-FUD 2 • Lot has been staked, cleaned out • Taxes: \$4,327.53 (2023) 	Cheri Long Brochure

LAND FOR SALE/LEASE

PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
 1025 Centre St E, High River MLS#A2076907	\$299,000 	862 sq. meters		<ul style="list-style-type: none"> Vacant land in prime location on Centre Street in High River Zoned CBD allows a wide range of commercial/retail uses Located on a major street surrounded by successful retail businesses 	Barry Harvey Agent View
 5111 12 Highway W MLS#A2090616 Coronation, AB	\$348,888	4.7Acres		<ul style="list-style-type: none"> Undeveloped commercial land along Hwy 12 West within the Town of Coronation Zoned HWY-C with excellent exposure along Hwy 1 & Hwy 872 Approximately 2 hours to Red Deer Discretionary uses could be a car wash, hotel/motel, automotive repair services, auto body shop, restaurant and self-storage- facility 	Cheri Long Brochure Agent View
 Plan 1610352 Block 1 Lot 3 County of Rocky View MLS#A2146029	\$1,271,250	50.85 Acres	To lot line	<ul style="list-style-type: none"> NEW PRICING Lot 3 - 50.85 acre parcel for sale Lot 1 (50.83 acres) and Lot 2 (50.85 acres) are also available Located in County of Rocky View just south of Big Hill Springs Road west of Airdrie, and south on Symons Valley Road. Lots are on the west side of the road. West facing with great access to both Calgary and Airdrie Paved road access Zoned AG, suitable for small hobby farm 	Cheri Long Brochure
 11124 - 15 Street NE MLS#A2084759	\$3,900,000	3.49 Acres	To property line	<ul style="list-style-type: none"> 3.49 Acres development land Located along the west side of Deerfoot Trail, just south of Country Hills Blvd Excellent exposure with 646 feet of Deerfoot Trail Frontage Services to property line Zoned S-FUD Property taxes \$13,275.04 (2023) 	Julie Stefan Brochure
 Terreno Lands Near Barra de Navidad, Mexico	\$2,275,000 CA	Sale	15 Acres +/-	<ul style="list-style-type: none"> 15 acres +/- Pacific Ocean beach front Re-development land Close to Isla Navidad Resort & Golf Course, marina and condo villa dev. The property would make a fantastic family compound Previous Development Permit and Building Permit in place in 2010 that can be re-instated by the Buyer 20 minutes north of Manzanillo International Airport 	Cheri Long Brochure

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For further information, please contact:

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