



INDUSTRIAL LAND FOR SALE

0.82 UP TO 2.21 ACRES

OKOTOKS BUSINESS PARK

OKOTOKS, AB

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1.06
ACRES

1.15
ACRES

32 STREET SE

0.82 ACRES
C/S

PROPERTY DETAILS

District: Okotoks Business Park
Zoning: IBP (Industrial Business Park District)
Site Sizes: 0.82 up to 2.21 acres
Availability: Immediate

COMMENTS

- Fully serviced sites
- Master planned development
- Maximum 50% site coverage ratio
- Located within established industrial business park, situated just off 32nd Street, a main arterial road in Okotoks, and one of only 2 roadways connecting the North and South sections of the Town
- Many nearby amenities
- Development conditions apply



AVAILABLE LOTS

ADDRESS	LEGAL DESCRIPTION	SIZE	PRICE PER ACRE	ASKING PRICE
86 Fisher Place - C/S	Plan 1013120, Block 8, Lot 11	0.82 acres	\$500,000	\$410,000
261 Don Seaman Way	Plan 1113529, Block 7, Lot 2	1.06 acres	\$525,000	\$556,500
265 Don Seaman Way	Plan 1113529, Block 7, Lot 1	1.15 acres	\$525,000	\$603,750

ZONING

IBP (Industrial Business Park District)

Permitted Uses

Business

- Arts & Crafts
- Office

Commercial

- Entertainment Establishment
- Animal Boarding & Breeding
- Restaurant / Cafe
- Retail & Service - Large
- Pop-Up

Industrial

- Industrial - Light
- Outdoor Storage

Institutional

- Death Care
- Government
- Recreation - Active
- Recreation - Passive
- Special Events

Agriculture

- Agriculture - Urban

Other

- Public Utility
- Excavation, Stripping & Grading
- Private Utility

Discretionary Uses

Residential

- Temporary Dwelling Units

Lodging

- Short Term Lodging - Large

Commercial

- Cannabis Retail
- Retail & Service - General
- Service Station

Industrial

- Industrial - Medium
- Wash Station

Institutional

- Culture
- Education
- Human Services
- Parking Lot - Independent

Agriculture

- Agriculture - General

Other

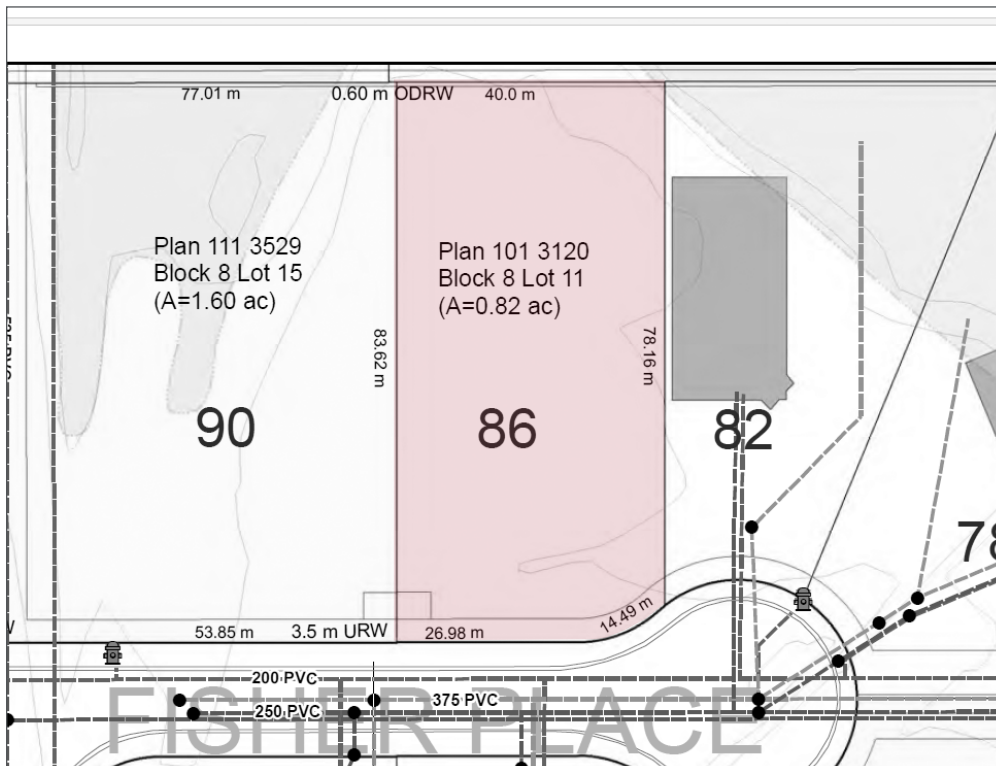
- Accessory Building or Structure



86 FISHER PLACE

OKOTOKS, AB

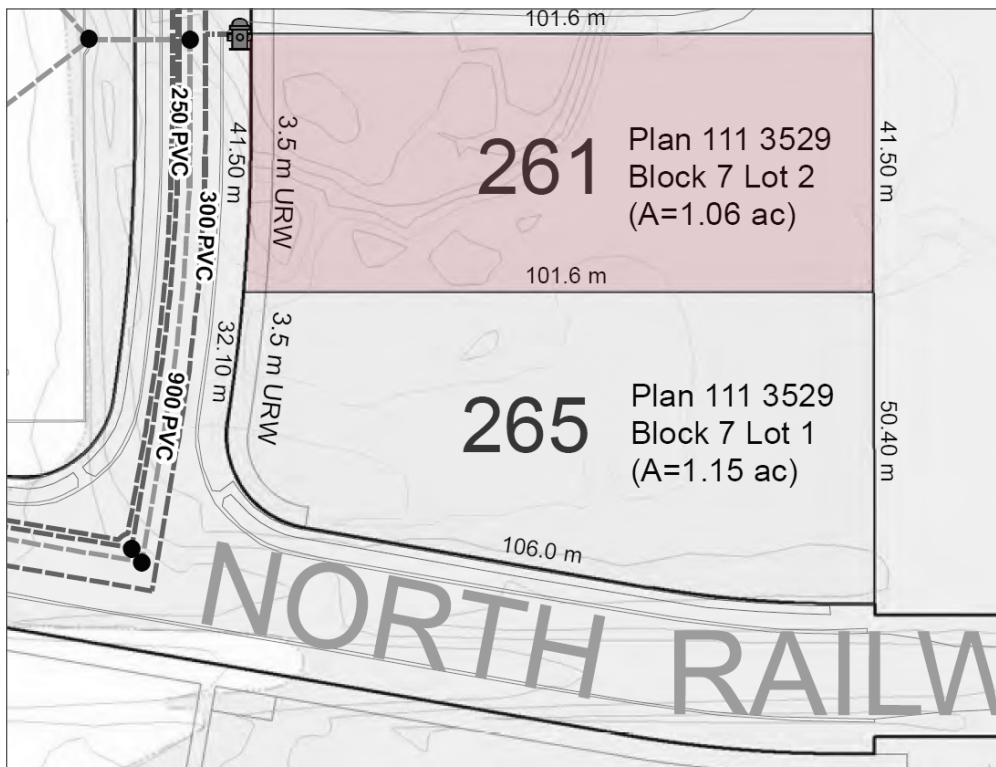
District: Okotoks Business Park
Legal Description: Plan 1013120, Block 8, Lot 11
Zoning: IBP (Industrial Business Park District)
Site Size: 0.82 acres
Asking Price: \$410,000
Price Per Acre: \$500,000
Availability: **Conditionally sold**



261 DON SEAMAN WAY

OKOTOKS, AB

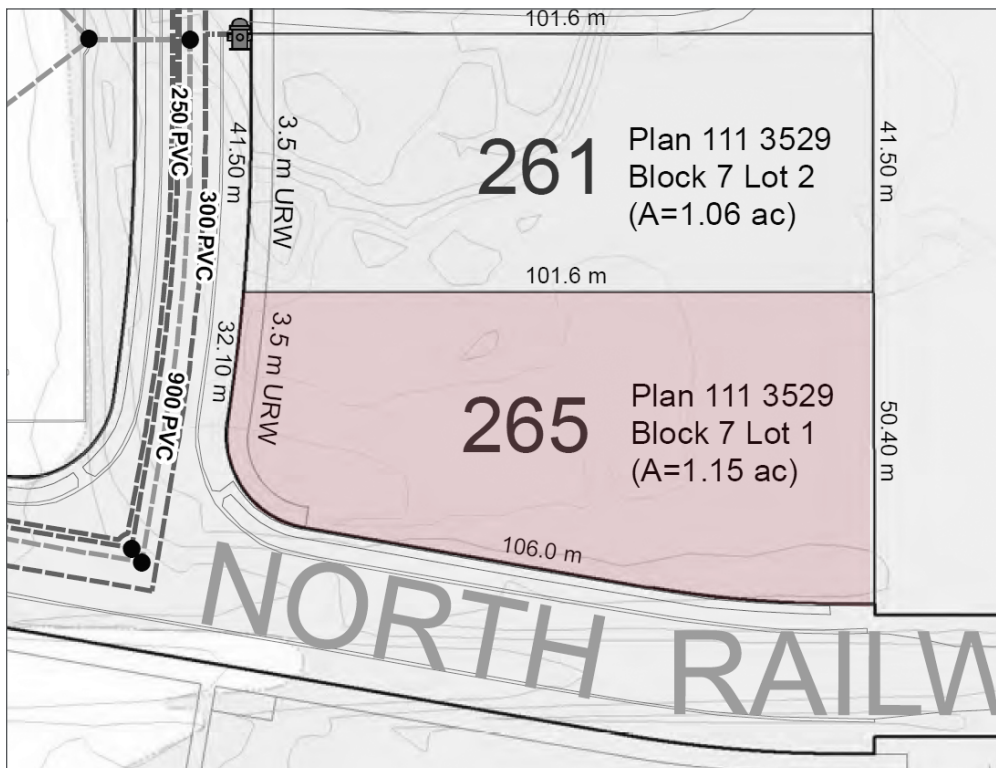
District: Okotoks Business Park
Legal Description: Plan 1113529, Block 7, Lot 2
Zoning: IBP (Industrial Business Park District)
Site Size: 1.06 acres
Asking Price: \$556,500
Price Per Acre: \$525,000
Availability: Immediate



265 DON SEAMAN WAY

OKOTOKS, AB

District: Okotoks Business Park
Legal Description: Plan 1113529, Block 7, Lot 1
Zoning: IBP (Industrial Business Park District)
Site Size: 1.15 acres
Asking Price: \$603,750
Price Per Acre: \$525,000
Availability: Immediate





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