



Oasis Greens Golf Centre

Calgary's Largest Outdoor Golf Practice Range

50 Acres | Land & Business Opportunity | Foothills County, AB

Doug Johannson, Partner
403-470-8875 | doug@cvpartners.ca

David Mulholland, Vice President Office Sales & Leasing
403-714-5539 | david@cvpartners.ca

Located just 20 minutes from downtown Calgary, Oasis Greens Golf Centre represents a unique opportunity to acquire both an established operating golf and leisure business and a prime 50-acre landholding positioned in one of Calgary's fastest growing development corridors.



- **Civic Address: 12014 242 Avenue W**
- **Legal: Lot 1 Block 1 Plan 0412626**
- **QTR SW, Sec 1, Twp 22, Rge 1, Mer 5**
- **Property Zoning: A - Agricultural District with Direct Control (Golf Centre operations)**
- **Parcel Size: 50 Acres**
- **Improved Area: 16 Acres improved with Oasis Greens Golf Centre**
- **Property Tax (2025): \$27,687.27**
- **Sale Price: Market**

Oasis Greens is Calgary's largest outdoor golf practice range, designed to attract both dedicated golfers and families. The business generates immediate revenue and is strategically located to benefit from Calgary's population growth in the southern corridor.



- **Driving Range:** 67 tee stations with a 650-foot tee line, supported by a 425,000+ sq. ft. landing area — the largest of its kind in the region.
- **Mini Golf:** 18-hole championship miniature golf course.
- **Clubhouse:** Stylish, well-designed space with food service, retail, and capacity for corporate/group events.
- **Operations:** Fully turnkey with growing patronage and strong sales.

Beyond its immediate appeal as a thriving leisure business, Oasis Greens offers exceptional long-term land value.

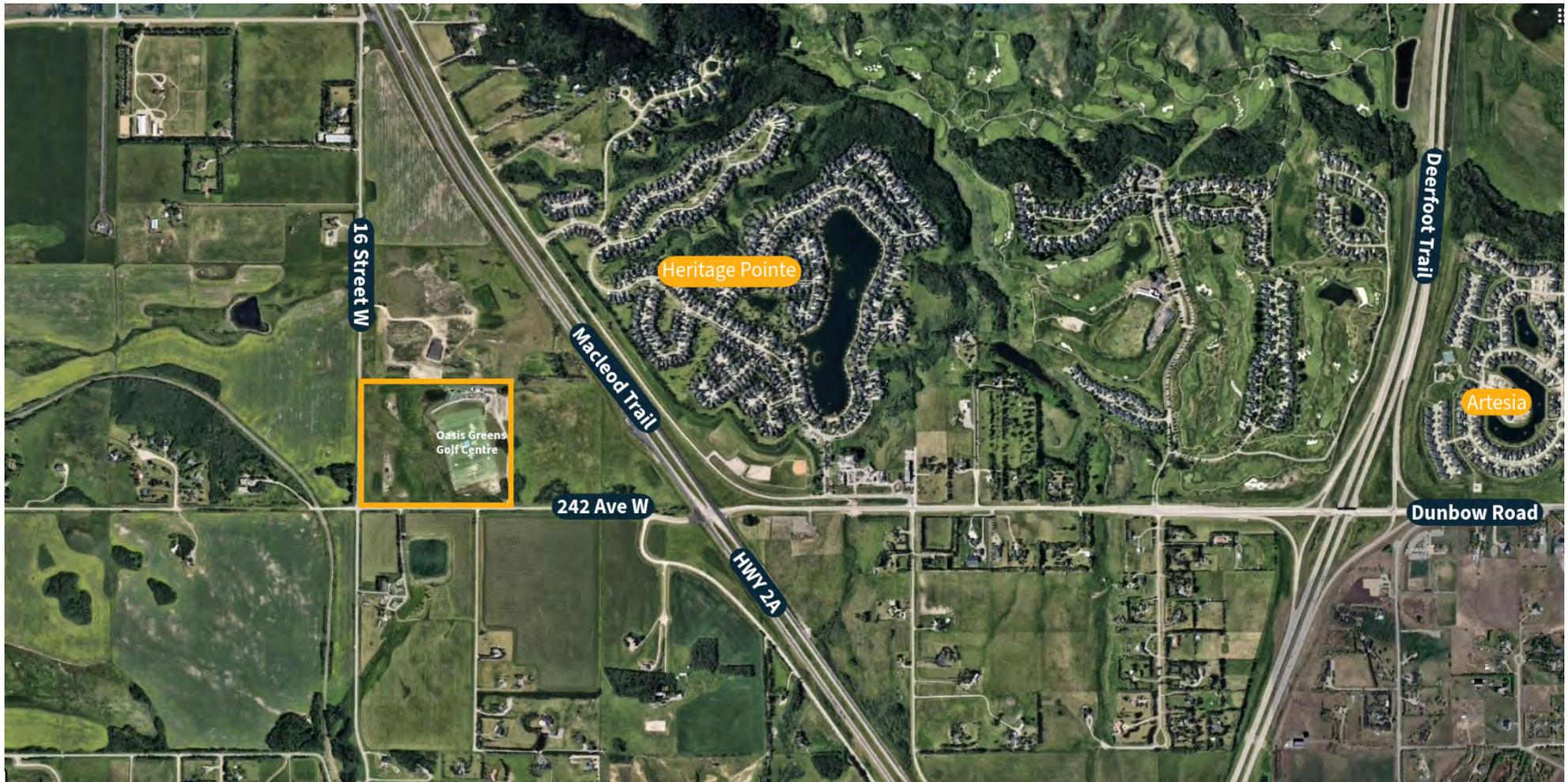
- 50 acres total, with 34 acres available for additional development..
- Within the City of Calgary's future annexation area, identified in the Intermunicipal Development Plan.
- Surrounded by new master-planned communities.
- Flexible exit strategy: continue operations or position for redevelopment in residential or mixed-use formats.
- Opportunity to expand into year-round facility, or add other revenue streams to existing operation.

The property sits at the northeast corner of 242 Avenue West and 16th Street West, just south of Calgary's city limits. Surrounded by some of Calgary's most active residential developments, including Belmont, Legacy, Yorkville, Pine Creek, Silverton, Wolf Willow, and Rangeview. This location provides visibility, accessibility, and long-term re-development potential..





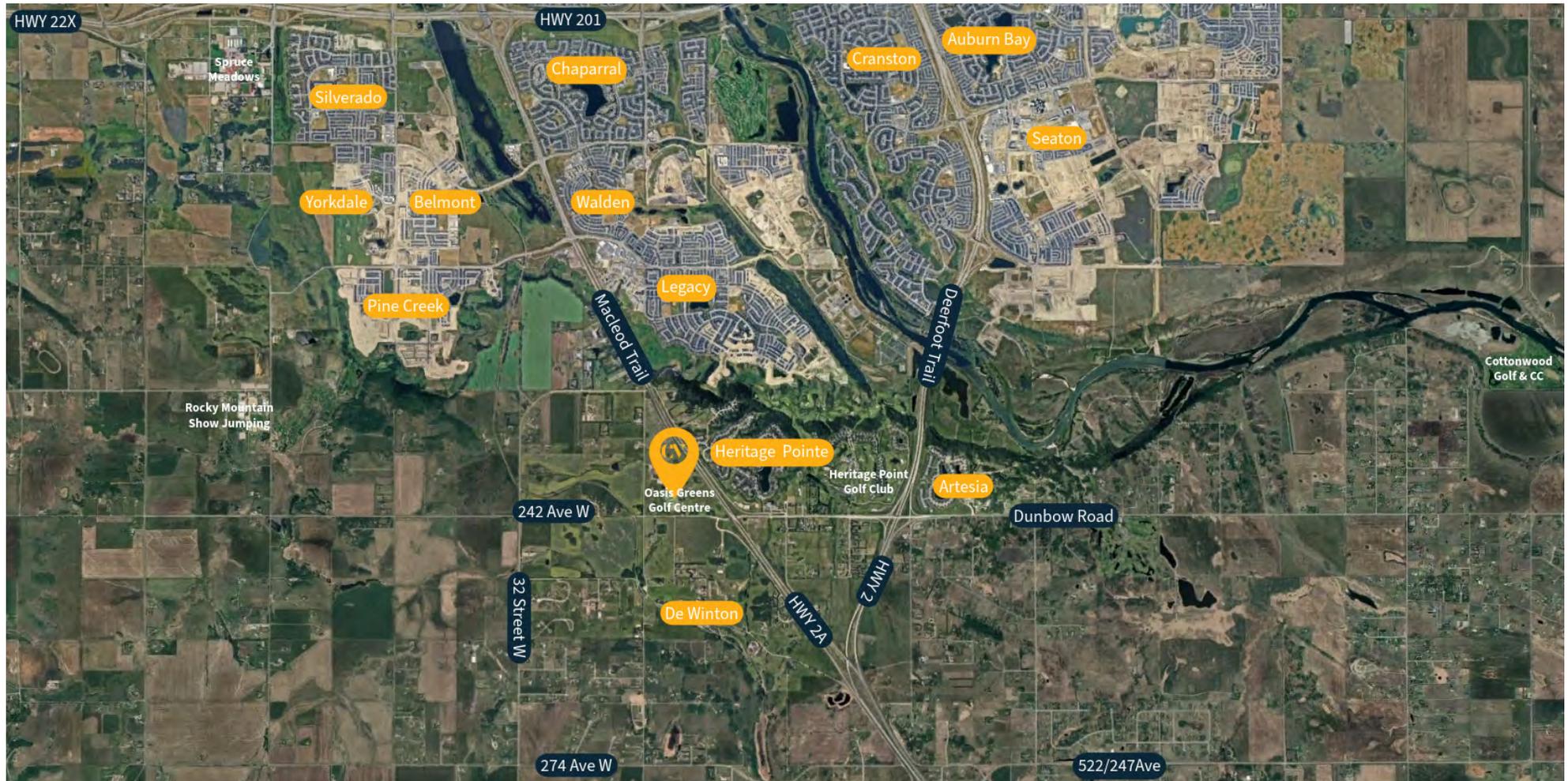
The parcel sits at the northeast corner of 242 Avenue West and 16 Street West, just south of Calgary's city limits, and sits within the City of Calgary's future annexation area, identified on the Intermunicipal Development Plan.



Doug Johannson, Partner
403-470-8875 | doug@cvpartners.ca

David Mulholland, Vice President Office Sales & Leasing
403-714-5539 | david@cvpartners.ca

The property is surrounded by some of Calgary's most active residential developments and is surrounded by new master-planned communities, providing visibility, accessibility, and long-term redevelopment potential.



Doug Johannson, Partner
403-470-8875 | doug@cvpartners.ca

David Mulholland, Vice President Office Sales & Leasing
403-714-5539 | david@cvpartners.ca