AVISON YOUNG

FOR SALE | LAND

153.83 ACRES WITH OPPORTUNITY TO PURCHASE AN ADDITIONAL ± 160 ACRES

Future Development Land with Potential of ±16 Acre Forward Sale

David Jantzie
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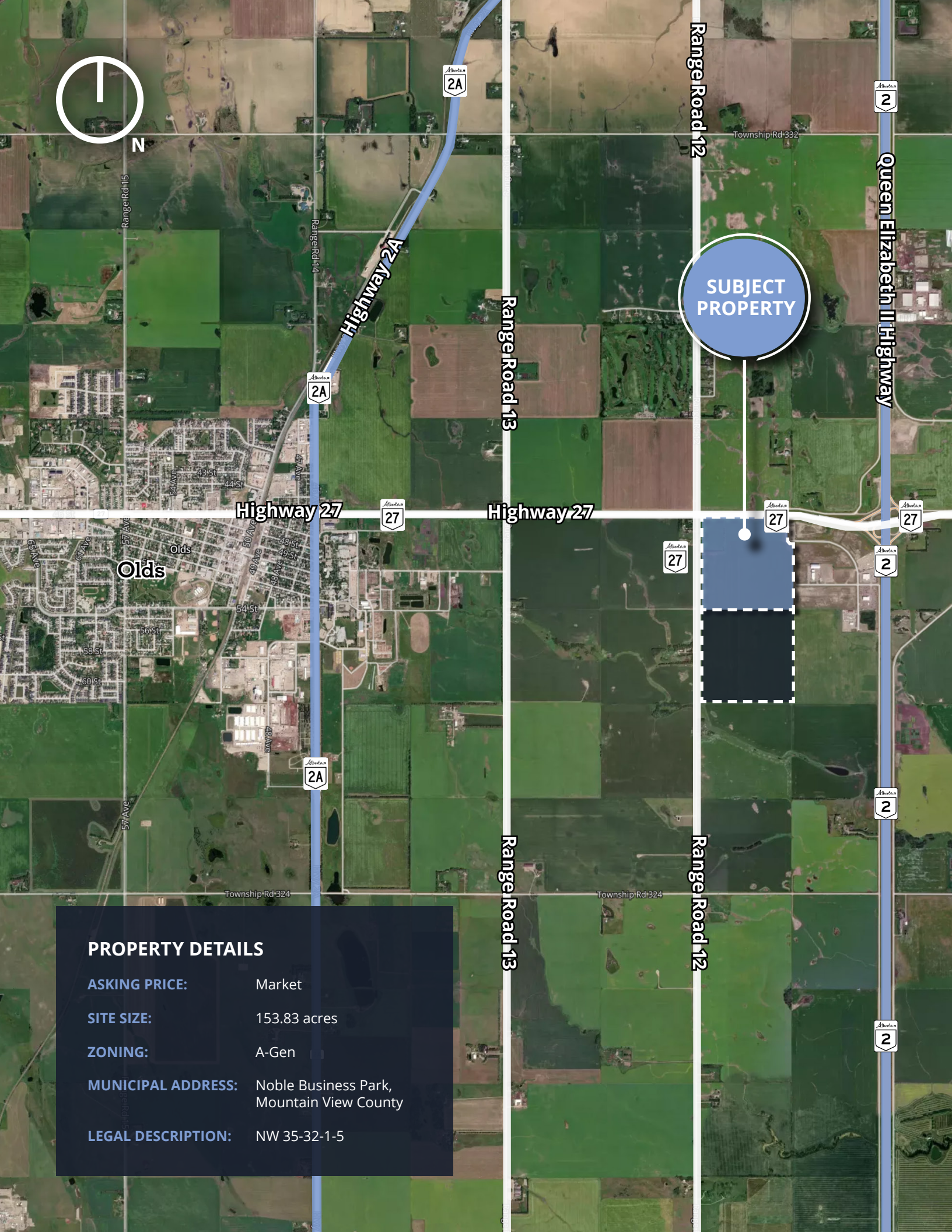
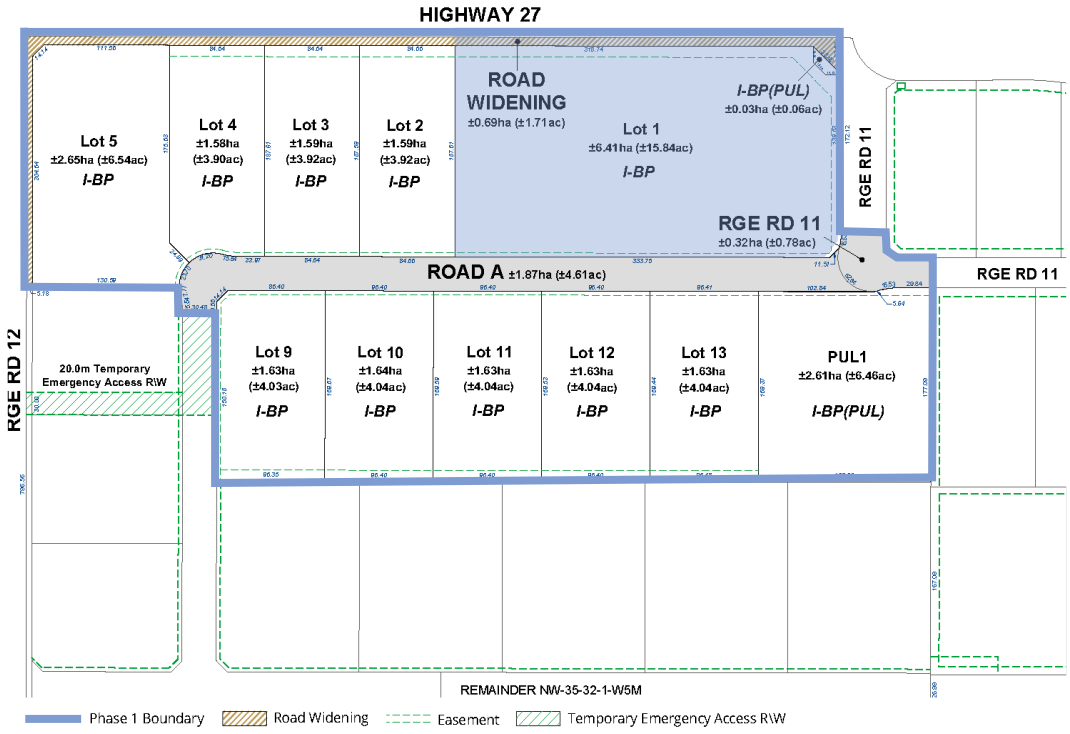


PROPERTY DETAILS

ASKING PRICE:	Market
SITE SIZE:	153.83 acres
ZONING:	A-Gen
MUNICIPAL ADDRESS:	Noble Business Park, Mountain View County
LEGAL DESCRIPTION:	NW 35-32-1-5



PRE-APPROVED
PHASE 1 SUBDIVISION

COMMENTS:

- Flat site
- Located next to Netook Crossing Industrial Park
- Additonal ± 160 acres avialable for purchase
- Vendor looking to purchase Lot 1 on siteplan

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APPROVED ZONING USES
FOR I-BP (BUSINESS PARK DISTRICT)

EXEMPT	DISCRETIONARY
Agriculture, Extensive - see Other Development Regulations	Accessory Building and Use
PERMITTED	Abattoir
Accessory Building and Use	Agricultural Processing
Animal Health Care Services	Agricultural Support Services
Automotive, Equipment and Vehicle Services	Alternative/Renewable Energy Development, Commercial
Commercial Retail Services, Major	Amusement and Entertainment Services
Commercial Retail Services, Minor	Auctioneering Services, Livestock
Cultural Facilities	Auctioneering Services, No Livestock
Day Care Services	Berming
Eating Establishment, Indoor	Cannabis Production Facility
Eating Establishment, Outdoor	Cannabis Retail Sales
Educational Services	Bulk Fuel Depot
Government Services	Cardlock Fuel Dispensing Facility
Hotel	Crematorium
Liquor Sales / Distribution Services	Communication Tower
Medical Treatment Services	Dwelling, Security Suite
Professional, Business, Financial & Offices Support Services	Funeral Home
Protective and Emergency Services	Horticultural Use
Recycling Depot	Horticultural Use Medicinal
Services Station	Industrial Manufacturing/Processing General
Shipping Container	Industrial Storage and Warehousing
Sign, On-Site Commercial	Kennel, Commercial
Utility Building	Recreation Services, Indoor Participant
Utility Services, Minor Infrastructure	Recreational Vehicle Storage Indoor
	Recreational Vehicle Storage Outdoor
	Riding Arena, Public
	Semi-Public Use
	Sign, Third-Party Commercial
	Spectator Sports Establishments
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
	Utility Services, Major Infrastructure
	Waste Mangement Facility, Minor
	Work Camp. Long Term
	Work/Lay Down Camp

If you would like more information on this property please get in touch.

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