



Foothills County Industrial Land for Sale

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Property Overview

Legal Address

Meridian 4; Range 29; Township 19;
Section 25; Quarter SE

Location

Foothills County (High River/Aldersyde)

Zoning

GI, General Industrial

Total Area

±93.61 Acres

Services

Limited Service

Asking Sale Price

\$5,616,600 (\$60,000 Per Acre)

Property Tax

\$362.31 (est. 2024)

Available

Immediate



Highlights

- Rare opportunity to acquire industrial land under \$100,000 per acre in Greater Calgary, with 170 meters of highway exposure.
- Non-residential property tax mill rate in Foothills County is over 40% less than in the City of Calgary.
- Close proximity to established and growing workforces in High River and Okotoks.



Highway 2A

◀ Diamond Valley
33 km

2A

◀ Okotoks
16 km

◀ Aldersyde
5.9 km

◀ High River
6.6 km

◀ City of Calgary
33 km

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