



Foothills County Industrial Land **for Sale**

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The Colliers logo consists of the word "Colliers" in white serif font on a blue rectangular background, with a horizontal red and yellow stripe at the bottom.

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 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.



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← City of Calgary
33 km

Highway 2A

2A

← Diamond Valley
33 km

← Okotoks
16 km

← Aldersyde
5.9 km

← High River
6.6 km

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