



SUBJECT PROPERTY



CANADIAN PACIFIC RAILWAY

HIGHWAY 2A

450888
Highway 2A
Foothills County, AB

FOR SALE

Best Priced Industrial Land in the Greater Calgary Area

58 Acres

Available

\$5,800,000

Asking Price

Accelerating success.

CONTACT US

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collierscanada.com/28338 VIEW ONLINE

Property Profile



NUMBERS AT A GLANCE



±58 acres
LOT SIZE



\$100,000
COST PER ACRE



DC-2 Direct Control
INDUSTRIAL ZONING



FULL
SERVICES TO AREA



ON CPR
LINE RAIL

COMMENTS

- 2,640 ft of frontage on Highway 2A
- Industrial zoning allows for a wide range of light and heavy industrial uses
- Option for rail service from CPR line adjacent to site



Location & Access

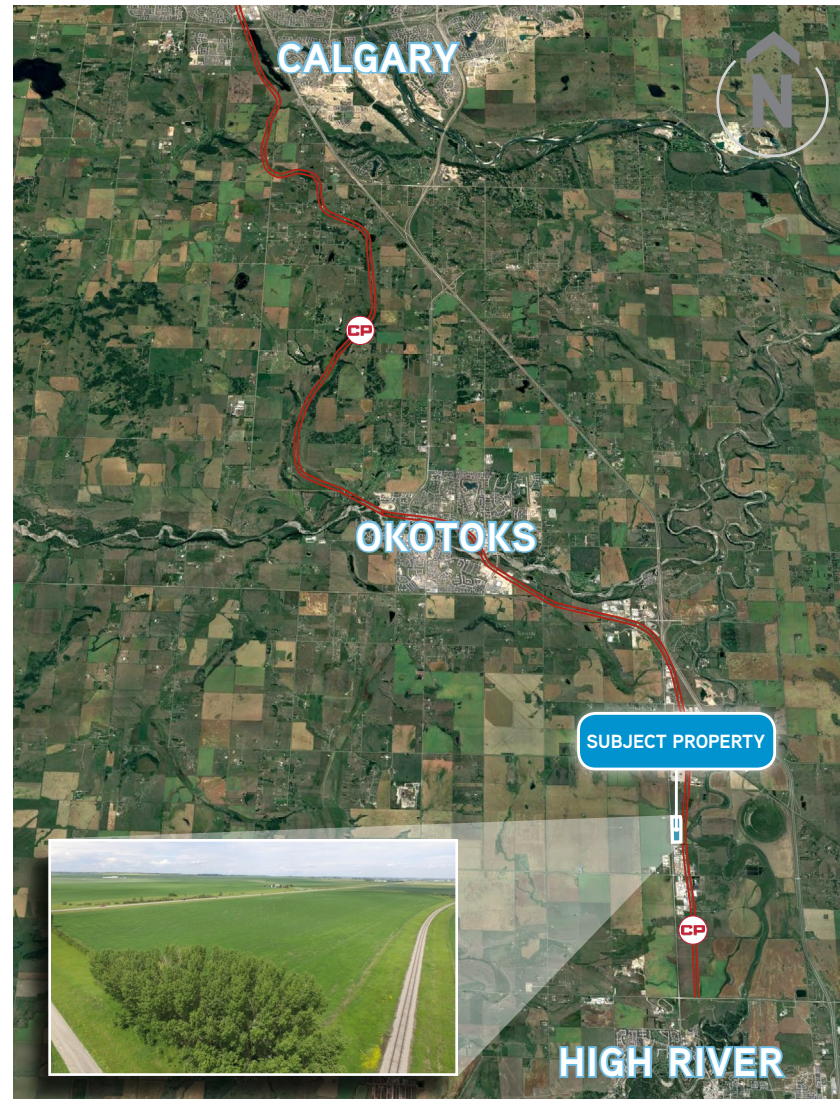


TRAVEL DISTANCES

High River	7.5 km 9 Mins
Highway 2	9.1 km 8 Mins
Okotoks	16.5 km 16 Mins
Calgary City Centre	61 km 40 Mins
Calgary Intl Airport	70.3 km 46 Mins
CP Intermodal	43.4 km 28 Mins
CN Intermodal	47.4 km 30 Mins

AREA HIGHLIGHTS

- Daily average traffic count of 8,553 located between Okotoks and High River with growing population base and large work force
- Close proximity to major transportation routes (Highway 2, CP Rail)



With a population projected at 17,427 in 2019 with a 3.81% increase per year. High River provides all major amenities nearby and a great work force.



OKOTOKS

Okotoks is the largest town in Alberta and has emerged as a bedroom community of Calgary. Averaging a growth of 7.4% each year with a population of 29,002 in 2018. Oil was discovered west of Okotoks on October 7, 1913.



CALGARY

Calgary is the largest city in Alberta and Canada's third largest municipality. With a population of 1.27 million and growing an average 2.1% each year. Calgary has been consistently recognized for its high quality of life. In 2018 *The Economist* magazine ranked it the world's 4th most liveable city.

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