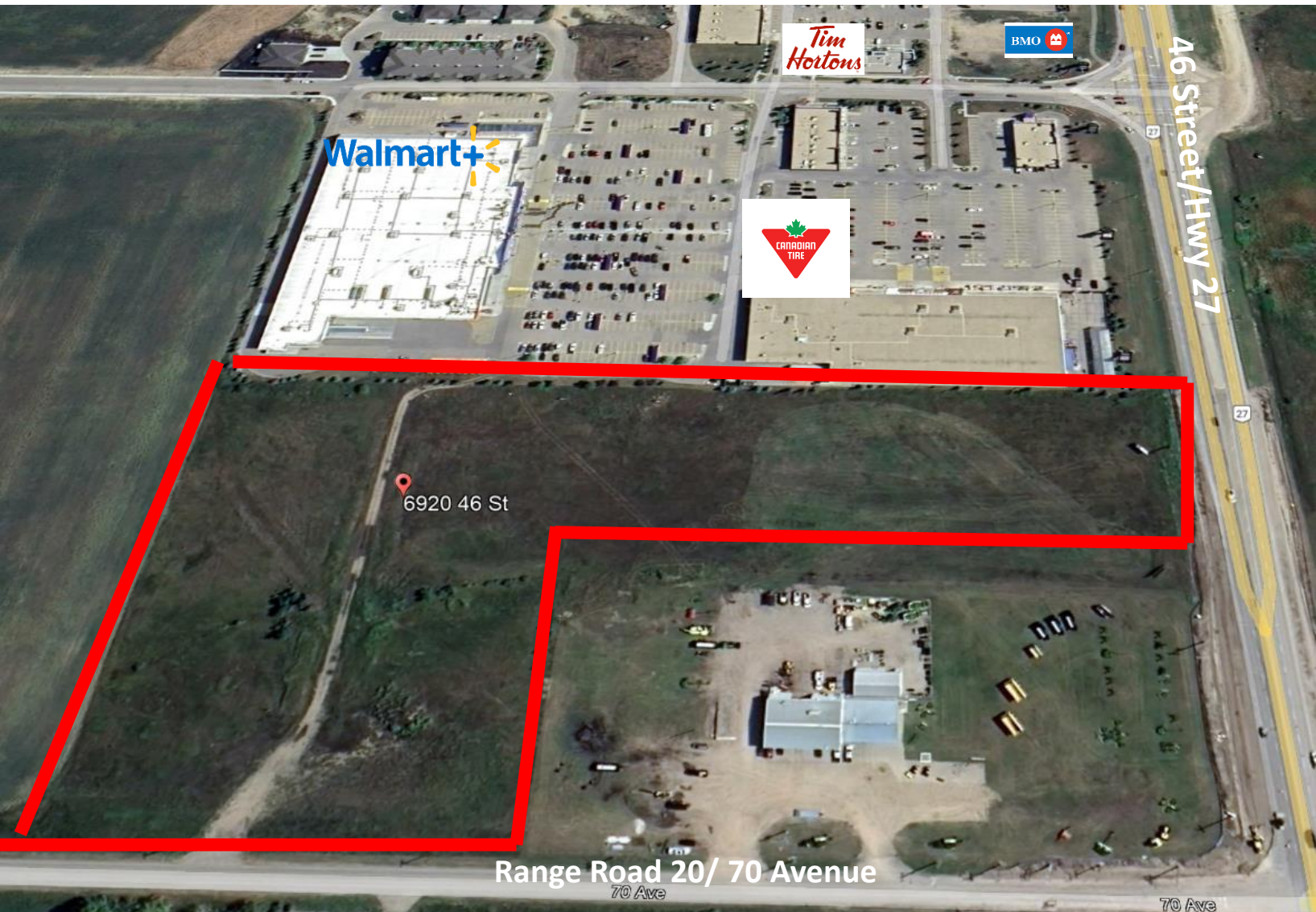


DEVELOPMENT LAND FOR SALE

PRESTIGE
COMMERCIAL GROUP

RE/MAX
COMMERCIAL

Rethinking Commercial Real Estate



Kimberly Kimball

Senior Associate

403.701.0459

kimberly@kimballcommercialrealestate.com

Roger Ledene

Associate Broker

403.607.5811

roger@prestigecommercial.ca

DEVELOPMENT LAND FOR SALE

- Prime development opportunity
- Excellent location directly adjacent to Walmart Supercenter, Canadian Tire and multitude of other national brand retailers
- Highway Commercial Zoning – allows for Retail, Multi Family, Medical/Professional or Multi-Use, senior facility, RV/mini mall storage or agriculture/car dealership
- Walking distance to shopping and restaurant
- Incredible mountain views
- Town of Olds - very positive, proactive and cooperative with growth and in development
- Previously approved for mixed use 7-storey apartment building with commercial retail
- This property may qualify for CMHC funding based on ESG qualifications amortized over 50 years

Address:	6920 46 Street Olds, Alberta
Municipality:	Mountain View County
Legal Description:	Plan: 1710163, Block 1, Lot 11
Zoning:	DC - MU1 (Direct Control Mixed Uses) Allows for uses such as: hotels, retail, office, condominiums, senior's complex & entertainment
Land Size:	Up to 12.57 Acres
Price:	\$825,000.00 Per Acre
Tax Amount:	\$18,055.00 (2022)

OLDS, ALBERTA

A friendly rural community with big city amenities.

Located less than an hour's drive from both Calgary and Red Deer, Olds is the ideal location for businesses that need easy access to major transportation routes like Highways 2 (QE), 27 and 22, but look no further than Olds for all your shopping, dining, health and educational needs, including an internationally-recognized college. Olds is passionate about the role technology plays in driving social, environmental, cultural and economic health. It has a leading-edge community engagement site at the Library, as well as the top agriculture college (Olds College). With the installation of a broadband fibre communications (1000 GB/ O-Net) network throughout the community, Olds is wired for success!

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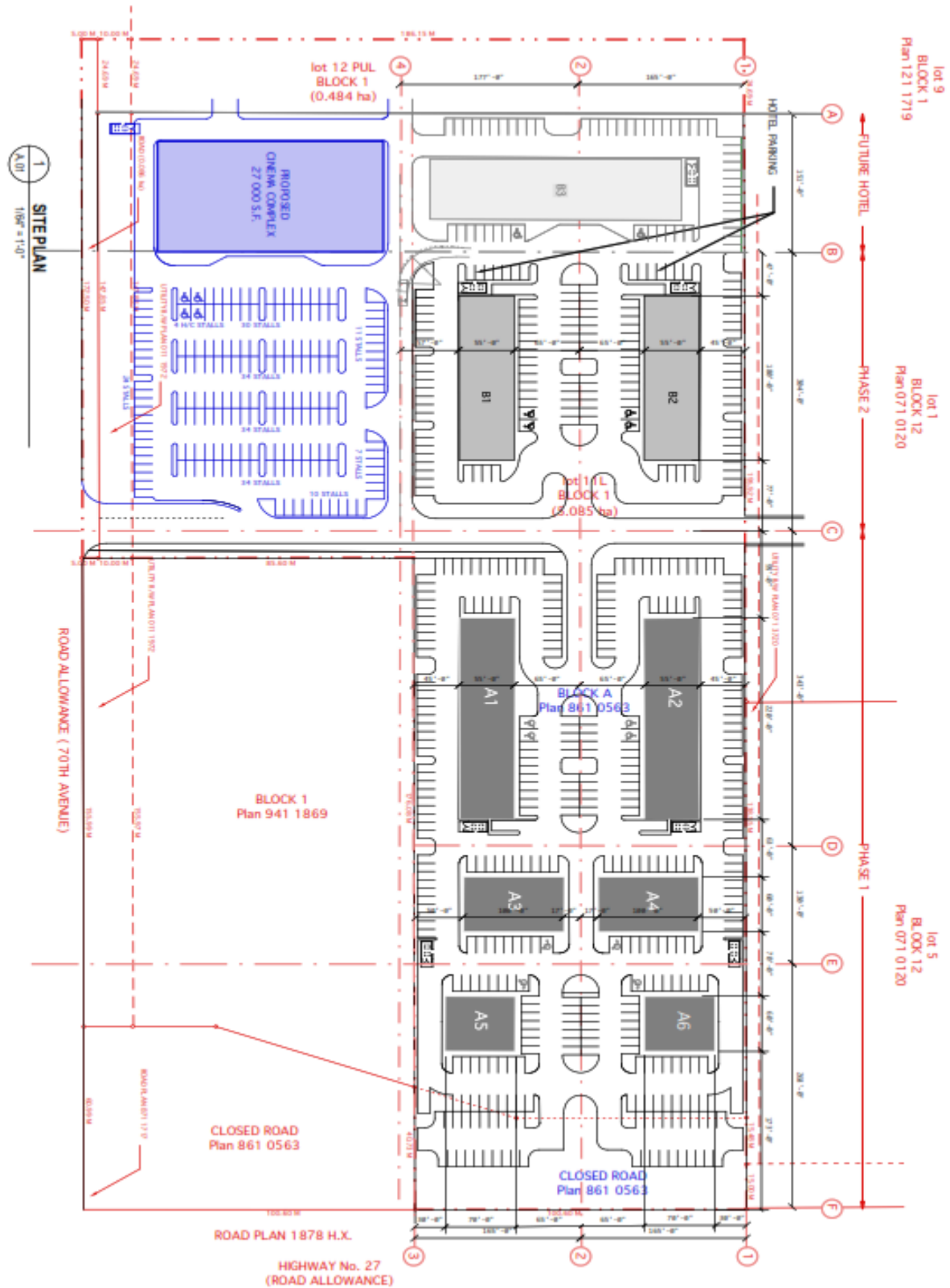
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POTENTIAL DEVELOPMENT PLAN



Kimberly Kimball

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kimberly@kimballcommercialrealstate.com

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Associate Broker

403.607.5811

roger@prestigecommercial.ca

POTENTIAL DEVELOPMENT

Subject Property



Subject Property



Subject Property



Rendering

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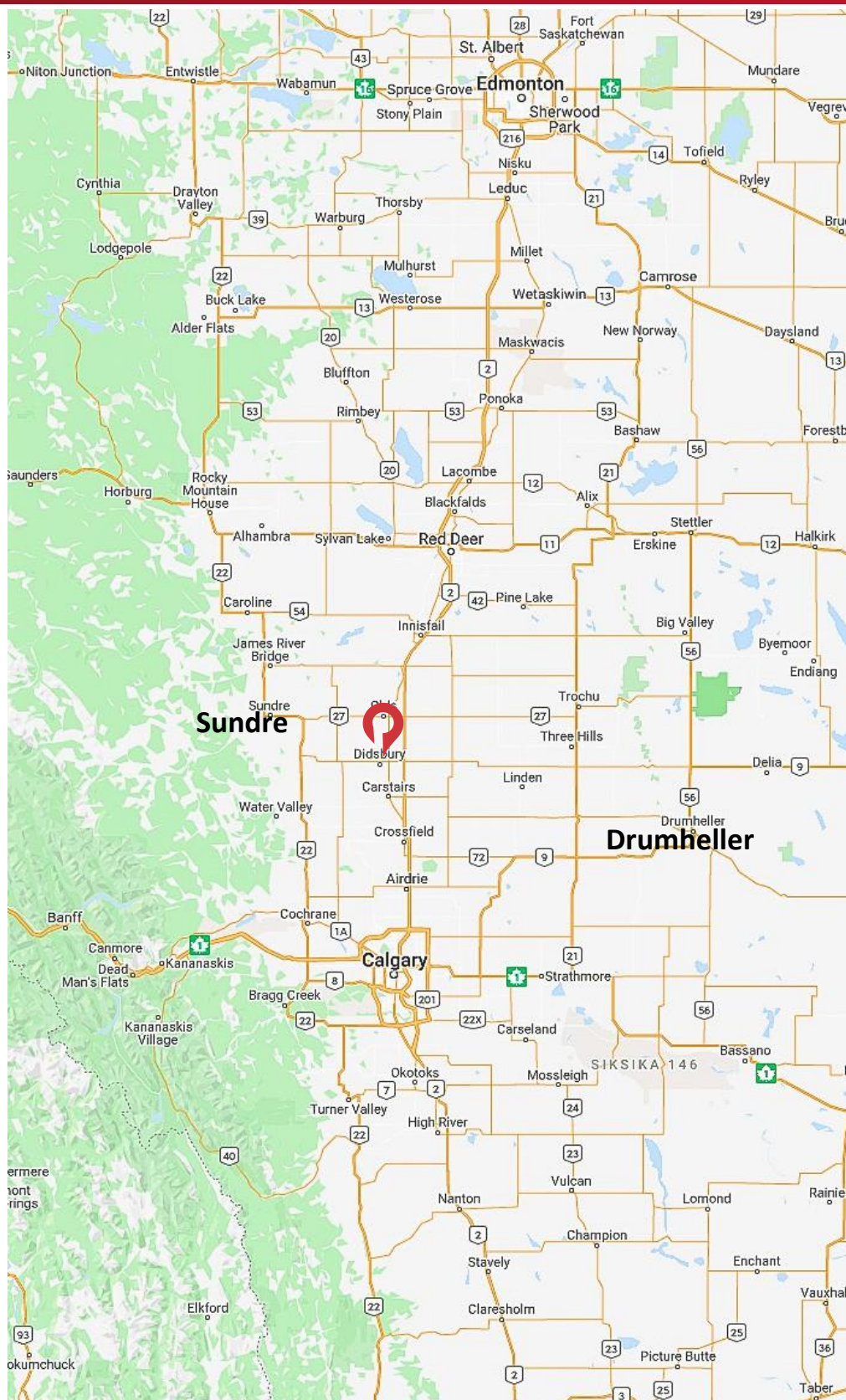
MULTI-USE DEVELOPMENT LAND

OLDS DEMOGRAPHICS

Population (est. 2022):	11,200± Anticipated growth is 30%
Average Household Income (est. 2022):	\$119,200
Trading Area Population:	1.4 million within 1 hour
Median Age:	42.4 years
Target Growth Sectors:	Bio-industrial, Transportation and Logistics, Manufacturing, Warehousing, and Aviation
Total Households:	4,190±

DISTANCE TO:

Calgary City limits:	75 kilometers
Edmonton:	213 kilometers
Red Deer:	63 kilometers
Sundre:	37 kilometers
Banff:	209 kilometers
Bowden:	19 kilometers
Three Hills:	69 kilometers
Sundre:	36 kilometers
Didsbury:	20 kilometers
Carstairs:	28 kilometers



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PRESTIGE COMMERCIAL GROUP

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AUCTIONS



RE/MAX
Complete Realty

11450 – 29th Street SE, Unit 201
Calgary, Alberta T2Z 3V5

Kimberly Kimball

Senior Associate

403.701.0459

kimberly@kimballcommercialrealestate.com

Roger Ledene

Associate Broker

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roger@prestigecommercial.ca