

Olds / None
6002 48 AV, T4H 1P3

LP: \$3,100,000
MLS#: C1017380

Active



Prop Type: Industrial
Tran Type: For Sale
Tot Area: 0
Storeys:
Footprint SF:
Occupancy:
LndUse/Zoning: I1
Complex Name:
Land Size SF: 4,173,332
Land Sz Acres: 95.81
Lot Frntg FT:
Lot Depth FT:
Zone/Province: RUR5
Year Built:
Title Pulled:
Tax Roll:
Gross Tax/Yr:
Linc/PID#: 0019109842

LseTyp/SubLse:
Lse Measure:
Lse Op Costs Inc:
Lse Op Costs/SF: \$0.00
Lse Term/Rem:
Lse Ren Mo Prd:
Lse Incentives:
Lease \$/SqFt: \$0.00
Tot Expenses:
Gross Income:
Net Income:

Main Off SF:
Above Off SF:
Main Ret SF:
Above Ret SF:
Main Wrhs SF:
Above Wrhs SF:

Bldg Type:
Construction:
RPR/Survey:
Poss Dt/Notes: 60 / Negotiable
Exclusion Exp:
Restrictions: See Remarks
Owner Interest: Freehold
Heating Fuel:
Fire Protection:
Env Asmt Phs:
Contig Space:
Ceiling Height:
Ttl Prkg Spaces:
Condo Fee:
Water Supply:
Sewer Storm:
Sewer Septic:
Power Type:
HVAC:
Load Drs:
Grade Drs:
Docks:

Reports Avail:
Amenities:
Site Services: See Remarks
Site Influence: Fenced, Golf Course Nearby, Highway Frontage, Highway Access, Rail/Trackage

Legal Desc: Meridian: 5 Range: 1 Town: 32 Sect: 29 Qtr: NE
Short Legal:

List Firm 1: CIR REALTY/C030602 403-291-4440 For Appt Call:
List Firm 2: CIR REALTY/C030602 403-291-4440 Appt Ph: 403-556-0262
List Realtor 1: Hugh Bodmer/CBODMEHU 403-556-0262 Appt Info: Call Lister
List Realtor 2: Tom Sherry/CSHERRTH 403-291-4440
Lister Email: hugh@hughbodmer.com
Lister Website: <http://hughbodmer.com>
Brochure URL:
Commission: 2.5% based on final sale price

DOM: 386 List Date: 06/22/10 Orig Price: \$3,100,000 Sold Date:
Adj Date: Expiry Date: 06/30/12 Prev Price: Sold Price:

Sellers Name:
Sell Firm 1:
Sell Realtor 1:

Realtors Rmks:

This 95.8 acre parcel of prime industrial land is located in the thriving community of Olds, just 45 minutes north of Calgary. The property has visible access to highway 2A and adjoins the existing SE Olds industrial park. Olds is a community that is poised for growth which is demonstrated by the following: New Cornerstone development featuring Wal-Mart, Canadian Tire, Sobeys and Tim Horton's among others. The town has just annexed six quarters of land. The new Community Economic Development office is now in place to support development initiatives. The community is also exploring a town-wide Fibre Optic Cable Network for all residences and businesses in town. The parcel is adjacent to Olds College with all its inherent possibilities for training, consulting, applied research and exposure to industrial partnerships. This property is ideally suited for an Eco-Industrial Park, which is supported by the Olds Sustainability Strategic Plan. For more information, please contact the listers.