



# CITY OF OKOTOKS



## 139 Northgate Drive Okotoks Alberta

\$3,988,800

INVESTMENT OPPORTUNITY - 17.8 ACRES OF PRIME DEVELOPMENTAL LAND WITHIN OKOTOKS BOUNDARY! The Area Structure Plan is approved for future business park for commercial/light industrial application - this combined with its location right by the Okotoks GM and Honda dealership make this a good investment - the city of Okotoks is growing and large parcels of land such as this make for a GREAT investment for future development. In addition to this, there is an existing bungalow (total living space: 3700+ sqft) on the parcel featuring 3 Bedrooms, 3.5 Bathrooms, Dual attached garage, HOT TUB and COVERED PATIO - PERFECT FOR BUYING & HOLDING! There is potential with this parcel especially for the seasoned investors/developers! (id:6769)

Furnace 37.25 Ft x 13.33 Ft

Den 19.67 Ft x 11.08 Ft

Recreational, Games room 28.50 Ft x 15.00 Ft

Family room 18.42 Ft x 13.42 Ft

Other 7.00 Ft x 10.58 Ft

3pc Bathroom 7.33 Ft x 13.08 Ft

Other 18.67 Ft x 9.50 Ft

2pc Bathroom 3.25 Ft x 8.58 Ft

Laundry room 10.58 Ft x 8.58 Ft

Kitchen 10.83 Ft x 12.08 Ft

Family room 10.83 Ft x 15.00 Ft

Breakfast 7.17 Ft x 11.08 Ft

Living room 17.67 Ft x 14.92 Ft

Dining room 19.50 Ft x 13.33 Ft

Primary Bedroom 15.92 Ft x 10.92 Ft

4pc Bathroom 8.83 Ft x 7.50 Ft

3pc Bathroom 5.42 Ft x 10.92 Ft

Bedroom 10.00 Ft x 15.17 Ft

Bedroom 9.83 Ft x 18.92 Ft

Listing Presented By:



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Real Broker

<http://www.sggrealestate.ca/>



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