



## 38 32 Street Okotoks Alberta

\$16,000,000

132+- Acres located NE of the Wedderburn Community. Future Mixed Use development lands at the northwest corner of intersection 32 Street E and 338 Avenue E in Okotoks. The lands were annexed into the town in 2017- - Medium Term Development (5-10 yrs) based on current deep servicing lines. Municipal utility infrastructure is located to the south. Primarily Residential, targeting a density of 10 units per gross acre and a mixture of Commercial/Mixed use in the SE corner. Okotoks' population as of 2021 was over 30000, with strong demand for the location 15 minutes from South Calgary. The lands feature a nearly level topography with no significant drainage issues. Please go to supplements and remarks for site plans and additional information. (id:6769)

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Originally Listed by:  
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