



## 306220 17 Street Rural Foothills County Alberta

\$3,176,000

Prime Development Land: 72.2 ? acres located just north of Okotoks, ideal for commercial development. Convenient access with 17 Street in place, facilitating future commercial projects. Elevated land from West to East providing exceptional views. Potential to subdivide the west portion for commercial use. Property sold 'as is-where is'. Existing tenants in both dwellings can stay during development planning or opt for vacant possession.\*Pasture with an optional hay agreement that can continue post-sale. (id:6769)

Primary Bedroom 20.00 Ft x 20.00 Ft

4pc Bathroom 10.00 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

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

**RE/MAX Realty Professionals**

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