



338067 1064 Drive Rural Foothills County Alberta

\$2,200,000

Versatile acreage with Home & Shop - 338067 1064 Dr E, rural Foothills County, AB .Situated on 7.4 acres close to Okotoks , this exceptional property offers a rare blend of industrial utility and country charm. Zoned DC-27, the land allows for a wide variety of business uses, making it ideal for entrepreneurs, trades, and small industrial operations looking for space to grow. The property features a spacious 3,068 sq ft shop, powered by a 125-amp, 600Y/247V electrical supply--ready to support light industrial activities. The shop was built in 1983 and boasts an 18" floor with double rebar/matte, is insulated and has water supply .Whether you're running a fabrication shop, vehicle service operation, or commercial storage, this facility is move-in ready. A brand-new commercial-grade well, sanctioned for a 20,000 sq ft shop, ensures you'll have ample water supply for both current operations and future expansion. Adding to its appeal, the property includes a cozy 891 sq ft home/office, perfect as a residence, rental, or business HQ. The layout is functional and inviting, offering flexibility for live-work arrangements or administrative space. With plenty of open land, there's also room for horses, storage, or future development--bringing even more versatility to this already outstanding property. Bordering on the recently approved Thunder Stone Junction Neighbourhood area, and right near the proposed Hwy2/338 ave Interchange, this Highway 2 frontage, with quick access to Okotoks and Calgary, is a unique acreage that combines rural tranquility with potential light industrial usage. Key Features: o 7.4 acres of usable land o 3,068 sq ft shop with 125-amp, 600Y/247V service o Zoned DC-27 - supports a wide range of commercial uses (approval needed from foothills municipality) o New commercial well which can support a 20,000 sq ft shop o 891 sq ft home/office for residential or bu...

Foyer 6.42 Ft x 12.75 Ft

Kitchen 17.33 Ft x 13.33 Ft

Living room 11.08 Ft x 12.50 Ft

Bedroom 9.42 Ft x 9.00 Ft

Laundry room 7.08 Ft x 6.08 Ft

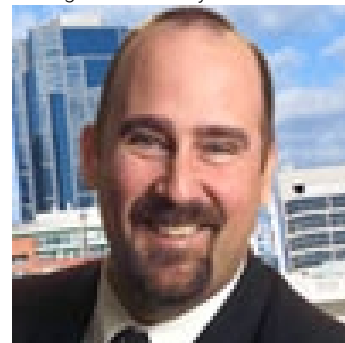
Office 11.50 Ft x 9.08 Ft

Office 9.50 Ft x 9.33 Ft

Furnace 4.25 Ft x 7.75 Ft

4pc Bathroom 9.58 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Complete Realty

RE/MAX Realty Professionals

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