



GRASSROOTS
REALTY GROUP

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**7002 46 (Highway 2A) Avenue
Olds, Alberta**

MLS # A1221442



\$3,900,000

Division: NONE

Lot Size: 145.26 Acres

Lot Feat: See Remarks

By Town: -

LLD: 29-32-1-W5

Zoning: UR

Water: -

Sewer: -

Utilities: -

Attention Developers. This 145 acre M/L bare land property is located within the growing and vibrant community of Olds Alberta. This land is located within the southeast boundaries of the Town of Olds adjacent to Highway 2A and Township Road 32. Currently zoned Urban Reserve, the Town of Olds Municipal Development Plan (adopted 2021) has identified this property for future Light Industrial development. Olds is a progressive community and only 45 minutes to the Calgary airport. There is a wide variety of industries and businesses in the community, It is home to Olds College and the Smart Farm. Olds is considered as a regional hub for trade and business. There is a demand for large tracts of developed Light Industrial land in order to attract more industry to the community. Now is the time to look to the future, don't let this opportunity to purchase this large tract of land pass you by. Phone the listing realtors for more details