



GRASSROOTS
REALTY GROUP

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**6002 57 Avenue
Olds, Alberta**

MLS # A2180532



\$3,900,000

Division: NONE

Lot Size: 160.00 Acres

Lot Feat: -

By Town: -

LLD: 30-32-1-W5

Zoning: Urban Reserve

Water: -

Sewer: -

Utilities: -

A full quarter of annexed land on the edge of Olds just waiting for the right developer to come and get going!! There has been an Area Structure Plan put into place a while ago but will need to be readdressed with the Town of Olds. It had a plan for 600 lots on the north 80 acres. All the services are to the boundary (just hook up and go). Housing already exists to the North of the property. The quarter to the west is available to be purchased if you are really looking into the long term future. Olds is a town of around 9000 population, just 45 minutes north of Calgary Airport and 35 minutes to Red Deer on the busy QE2 Highway. Very central in the province of Alberta. A portion of the population now commutes both to Calgary and Red Deer every day for work. The big box stores are already here. The planning for the future is already in place! Do your homework, then try and convince me that you can get this value in the larger centers!