



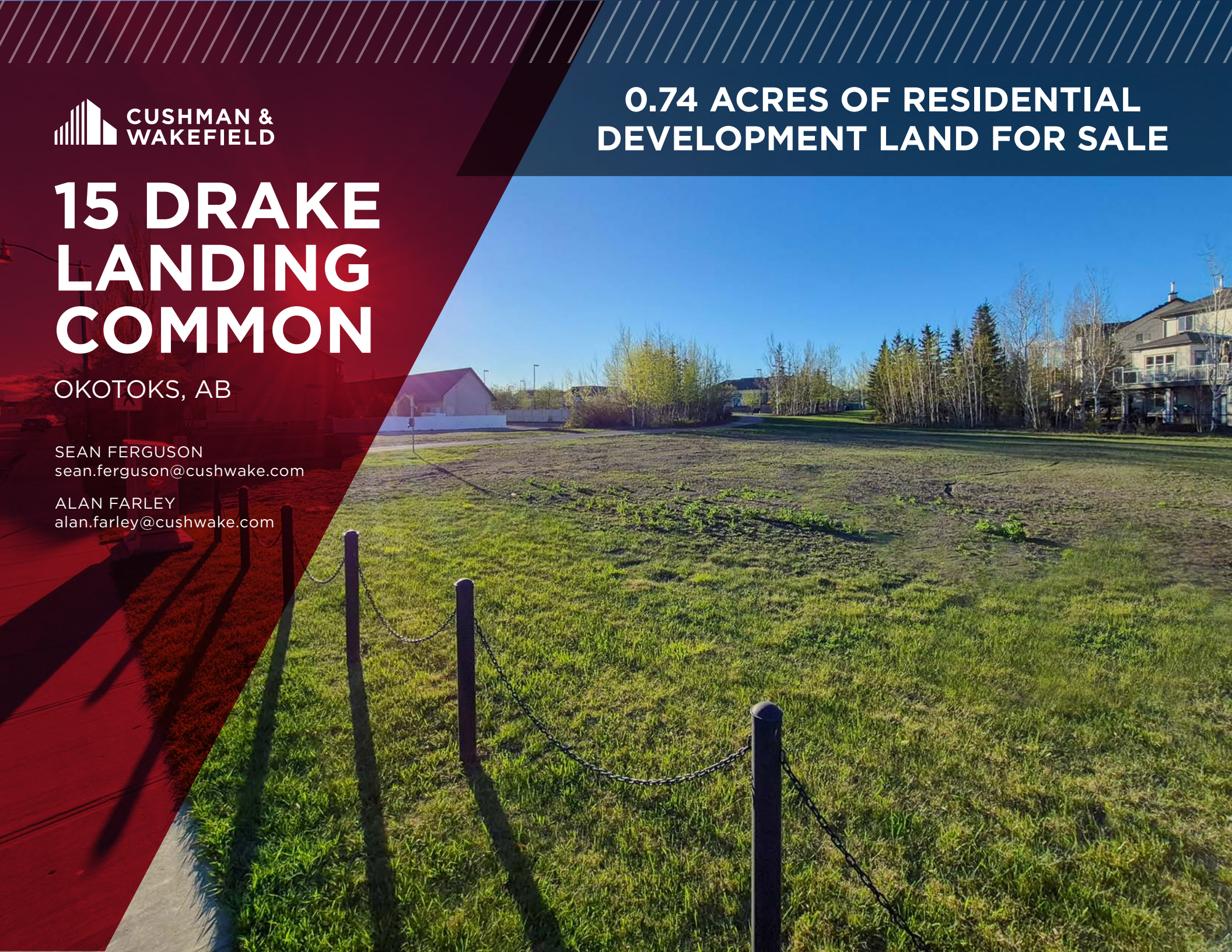
**0.74 ACRES OF RESIDENTIAL
DEVELOPMENT LAND FOR SALE**

15 DRAKE LANDING COMMON

OKOTOKS, AB

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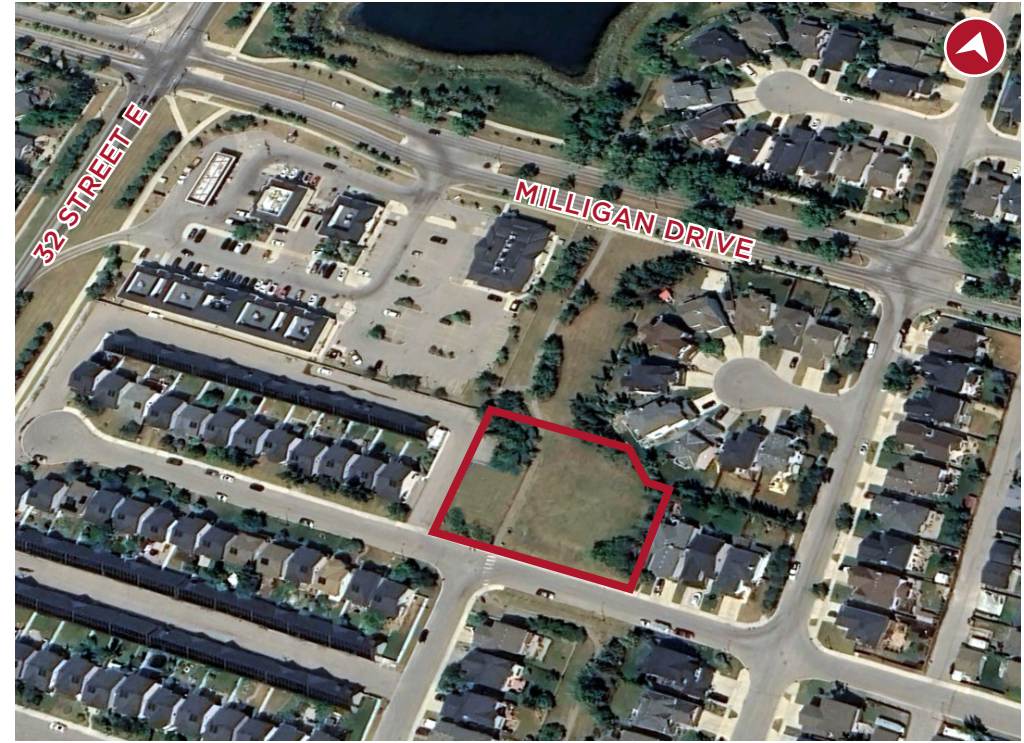


THE OPPORTUNITY

On behalf of the Town of Okotoks, Cushman & Wakefield ULC is pleased to present a rare opportunity to acquire approximately 0.74 acres of residential development land located at 15 Drake Landing Common, Okotoks (the "Property").

The Property is zoned Traditional Neighbourhood (TN) district and is ideally positioned within the well-established and highly regarded community of Drake Landing.

Formerly home to the Drake Landing Energy Centre and its associated borehole field, the Property is now vacant, cleared, and ready for development, offering an excellent opportunity to build up to 12 residential units with a subdivision of the site into 6 individual lots.



PROPERTY DETAILS

District:	Drake Landing
Legal Description	Plan 0511868 Block 1, Lot 28
Zoning:	TN (Traditional Neighbourhood)
Site Size:	± 0.74 acres
Maximum Density:	Up to 12 units with a subdivision into 6 individual lots
Asking Price:	Market
Availability:	Immediately

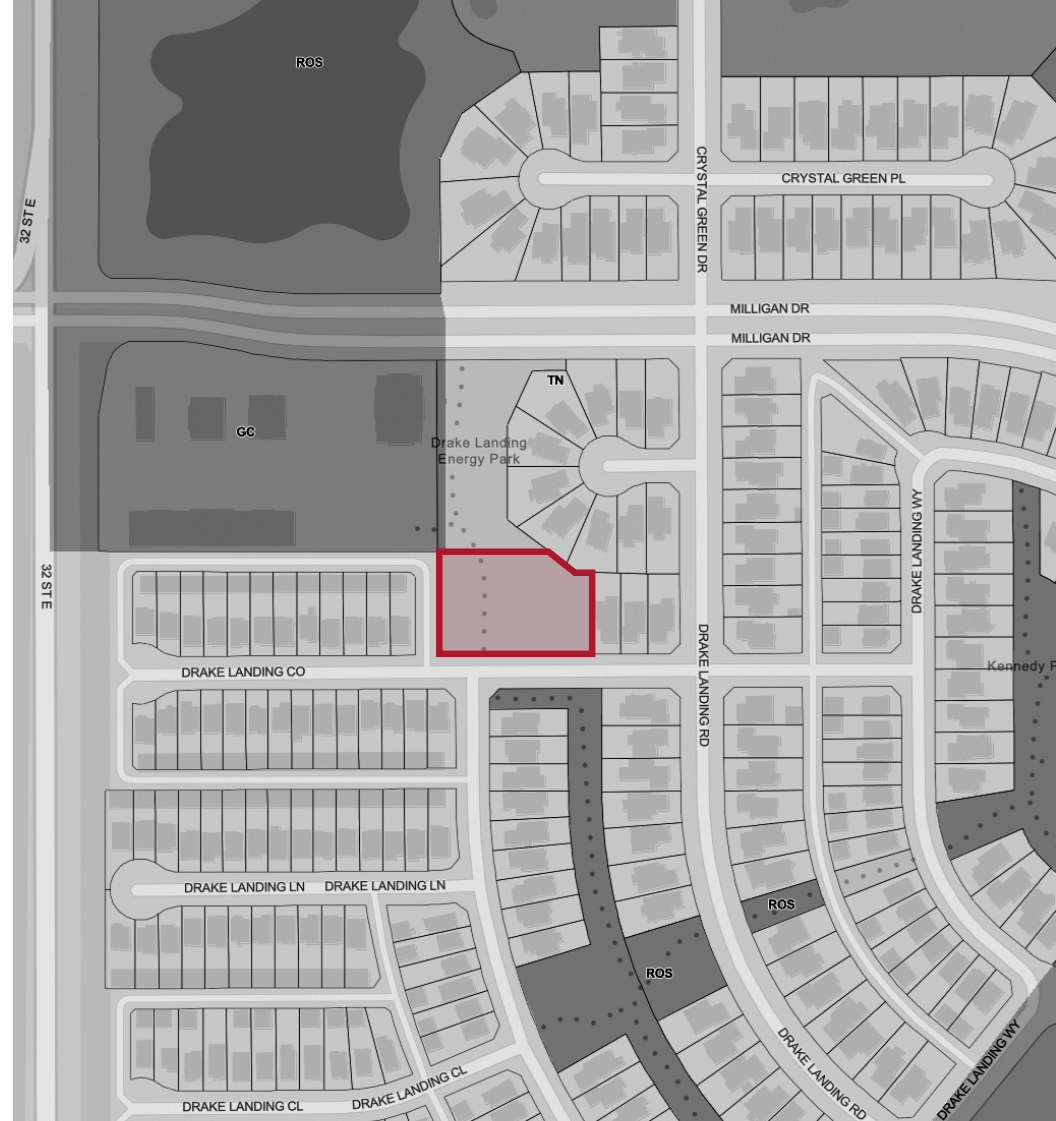
COMMENTS

- The Town will not consider land use redesignation
- Services are located in the street and service tie-ins would be required for newly created lots

ZONING

TRADITIONAL NEIGHBOURHOOD (TN)

The primary intent of the Traditional Neighbourhood district is to provide a variety of primarily detached or side-by-side housing options in a neighbourhood that includes commercial, business or community activities which support day-to-day needs.



	Rear Lane Access		No Lane Access	
	Detached Buildings	Attached Buildings	Detached Buildings	Attached Buildings
Lot Size: Width	Minimum 8.5m	Minimum 6.7m	Minimum 10.4m	Minimum 9.0m
Lot Size: Depth	Minimum 28.0m			
Building Setbacks (Front)	Minimum 3.0m	Minimum 3.0m	Minimum 6.0m	Minimum 6.0m
Site Coverage	Maximum 50%	Maximum 60%	Maximum 50%	Maximum 60%
Number of Dwelling Units per Parcel	Maximum 4		Maximum 2	
Height	Maximum 2 storeys			



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