

LAND FOR SALE

7002- 46 AVENUE

OLDS, AB

Lead Agents:

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145.27 ACRES OF INDUSTRIAL DEVELOPMENT LAND

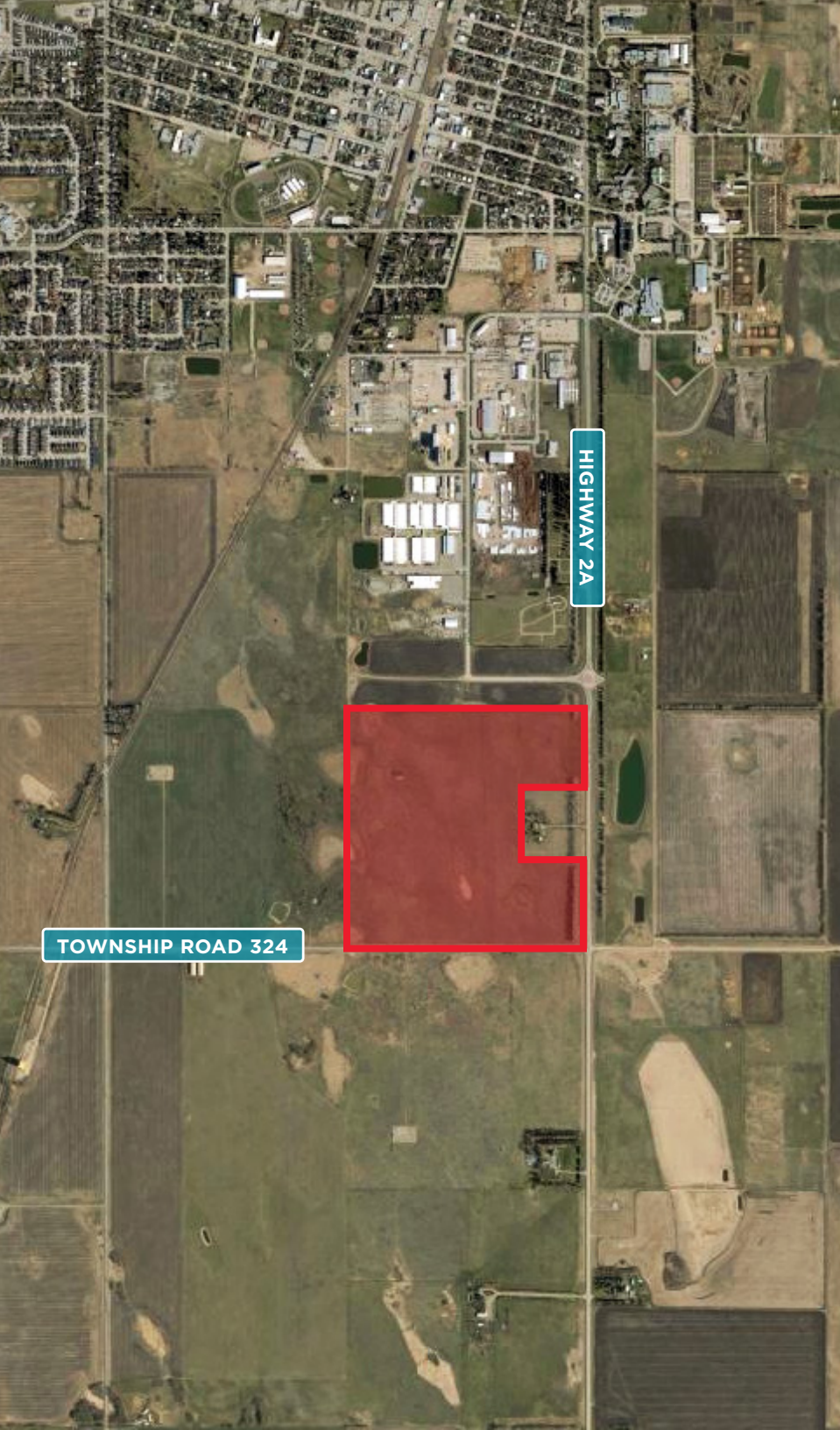


PROPERTY DETAILS

District:	Olds
Legal Description:	Meridian 5, Range 1, Township 32, Section 29, Quarter SE
Zoning:	ILD (Light Industrial District)
Site Size:	± 145.27 acres
Asking Price:	Market
Property Taxes (2026):	\$3,999.21 (TBV)
Available:	Immediately

HIGHLIGHTS

- Industrial development land
- Adjacent to Highway 2A and Township Road 324
- Located in the SE boundaries of the Town of Olds
- Flexible industrial zoning allows for a variety of uses



ZONING - ILD (LIGHT INDUSTRIAL DISTRICT)

PURPOSE

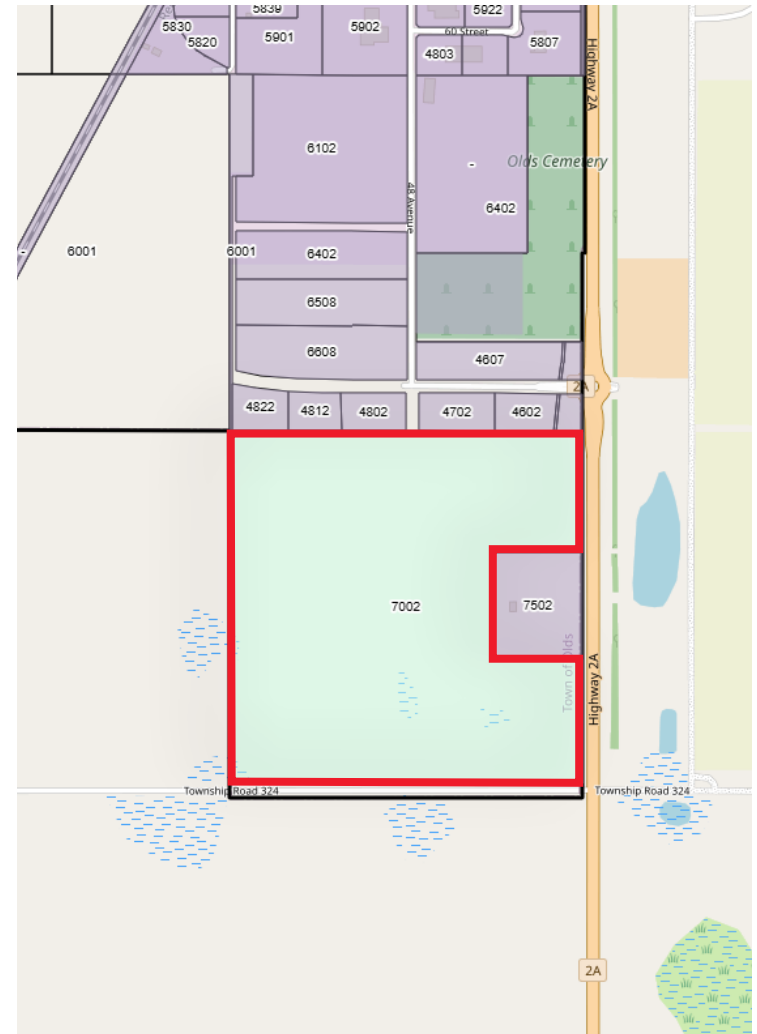
To provide an area for light industrial uses, which are compatible to the area which are located in an attractive environment to accommodate uses which do not cause any external, objectionable or dangerous conditions beyond the parcel boundary.

PERMITTED USES

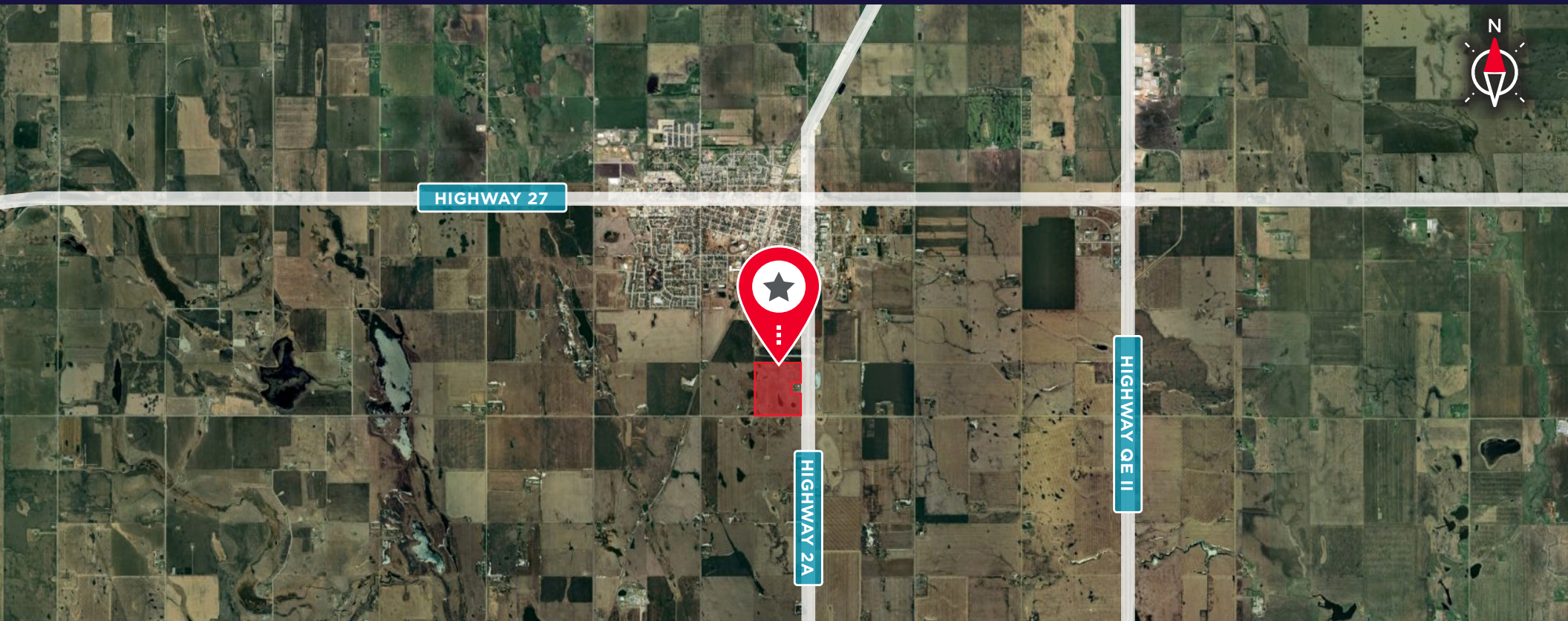
- Automotive Sales
- Automotive Service
- Car/Truck Wash
- Drinking Establishment
- Eating Establishment
- Gas Station
- Industrial, Light
- Market
- Office
- Retail and Service, General
- Retail and Service, Large
- Retail and Service, Small-Scale
- Retail, Restricted Goods
- Storage, Indoor
- Transportation Service, Light
- Accessory Use to a Permitted Use

DISCRETIONARY USES

- Adult Entertainment
- Agricultural Auction Market
- Animal Services
- Bulk Fuel Station
- Cannabis Production Facility
- Commercial Greenhouse
- Data Centre
- Drive Through
- Entertainment Facility
- Funeral Home
- Heavy Equipment Sales and Service
- Industrial, Medium
- Lodging
- Parking Facility
- Public Utility
- Recreation, Indoor
- Recycling Depo
- Recycling Facility
- School, Commercial
- Shipping Container
- Storage, Outdoor
- Surveillance Suite
- Temporary Building
- Transportation Service, Heavy
- Alcohol Production
- Accessory Use to a Discretionary Use



LOCATION MAP



For more information, please contact:

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