



Okotoks Development Land

Prime Investment Opportunity

- » NAI Advent is pleased to present 17.84 acres for sale at 139 Northgate Drive, ideally located on the north end of Okotoks near D'Arcy Ranch, Okotoks GMC and Honda Dealerships.
- » This property offers strong development potential within the North Gateway Commercial/ Employment Centre, a planned mixed-use hub for retail, services, and clean business park uses.
- » The ASP envisions a well-connected area with a central traffic circle, multi-use pathways, and open spaces supporting Okotoks' sustainable growth.
- » With excellent visibility to Northridge Drive, quick access to Highway 2A, and proximity to residential expansion, this site is a rare opportunity in one of Okotoks' most dynamic growth corridors.

PROPERTY DETAILS

MUNICIPAL ADDRESS	139 Northgate Drive, Okotoks, AB
LEGAL ADDRESS	Plan: 8610537; Block: 6
SITE AREA	±17.84 Acres
LAND USE ZONE	Agricultural and Land Holdings District (ALH)
LISTING PRICE	\$2,200,000
SALE TYPE	Judicial Sale
AREA STRUCTURE PLAN	North Gateway Commercial / Employment Centre
CURRENT IMPROVEMENTS	±2,013 SF Residential ranch-style bungalow (leased)
PROPERTY TAX	\$13,950 (2024)
ACCESS	Paved road, public access
POSSESSION	Possession date determined by the Court

For more info,
please contact:



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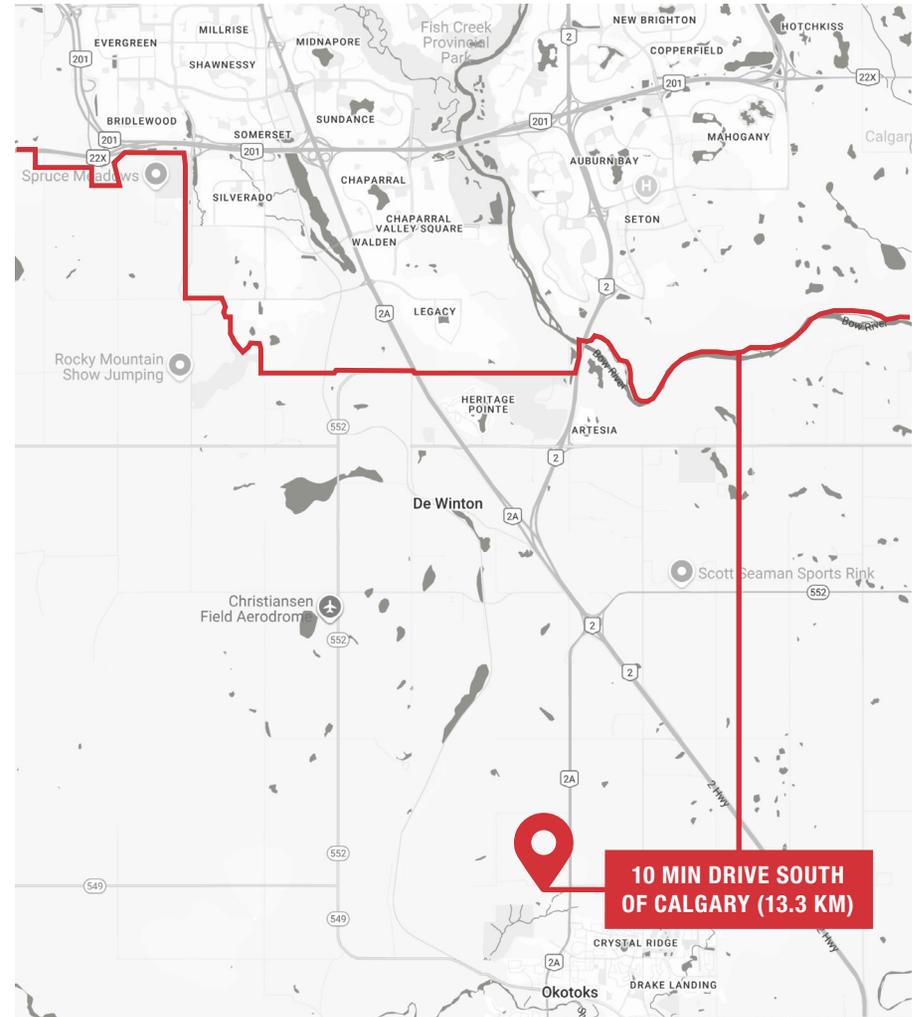


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PROPERTY LOCATION



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ALH PERMITTED & DISCRETIONARY USES

The following Uses are identified either as Permitted Uses, Discretionary Uses or Prohibited Uses within each Use category:

RESIDENTIAL

Dwelling Unit(s)	P
Temporary Dwelling Unit(s)	D

LODGING

Short Term Lodging - General	P
Campground	
Short Term Lodging - Large	

BUSINESS

Arts & Crafts	
Home Occupation - Major	P
Home Occupation - Minor	P
Office	

COMMERCIAL

Entertainment Establishment	
Golf Course	
Animal Boarding & Breeding	D
Restaurant / Café	
Cannabis Retail	
Retail & Service - General	
Retail & Service - Large	
Service Station	
Show Home	
Pop-Up	D
Health & Human Services	

INDUSTRIAL

Aerodrome	
Industrial - Medium	
Industrial - Light	
Outdoor Storage	D
Wash Station	

INSTITUTIONAL

Death Care	
Culture	
Education	D
Government	
Emergency Medical & Treatment	
Recreation - Active	
Recreation - Passive	P
Parking Lot - Independent	
Special Events	P

AGRICULTURE

Agriculture - General	P
Agriculture - Intensive	D
Agriculture - Urban	P
Equestrian Facility	D

OTHER

Accessory Building or Structure	P
Public Utility	P
Excavation, Stripping & Grading	P
Private Utility	P

(14-22, 18-24)

KEY

Permitted Use	P
Discretionary Use	D
Prohibited Use	

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