

NETOOK CROSSING

Business Park, Olds, Alberta

NETOOK CROSSING

BUSINESS PARK



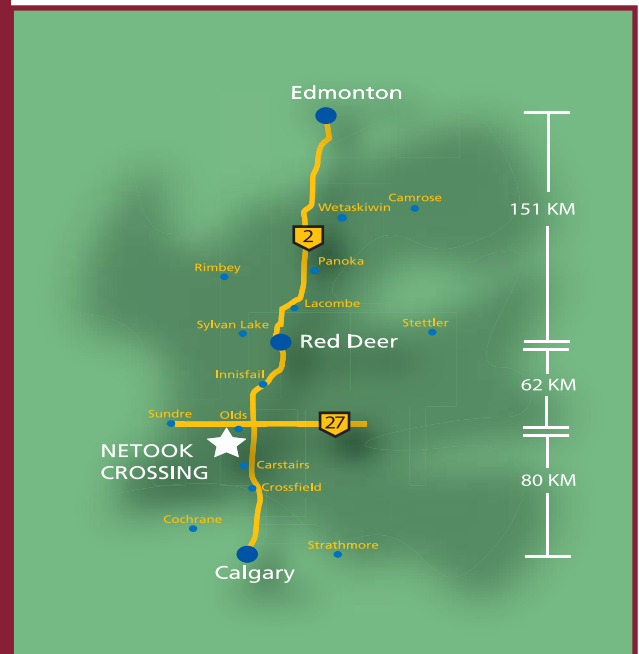
LOCATION

- 45 minutes from Calgary International Airport.
- Directly adjacent to Queen Elizabeth II Highway (Hwy #2) and Highway #27, with easy access for north and southbound traffic.
- Average annual daily traffic counts of 35,740 vehicles.
- Ideal for highway commercial, automotive/RV/agriculture dealers, light manufacturing and services companies.
- Close to quality housing, recreation, shopping and education facilities including the degree-granting, Olds College.

COMMUNITY

- Olds population approximately 7,500.
- Primary trading area population of 40,000.
- Secondary trading area population of 1.3 million.

AVAILABLE IMMEDIATELY



CONTACT

Wendy Aspenlieder, wendy.aspenlieder@obc.com or

Erin McCreedy, erin.mccreedy@obc.com

OPUS Building Canada Inc. 1702 - 4th Street SW, Calgary AB

Tel: 403-283-0000 Fax: 403-244-8943 Toll Free: 1-800-592-6787

OPUS[®]

NETOOK CROSSING

Business Park, Olds, Alberta

SOLD LOTS

Block 1

Plan 0813207, Lots 1,2,3,6,8 and 11

Block 2

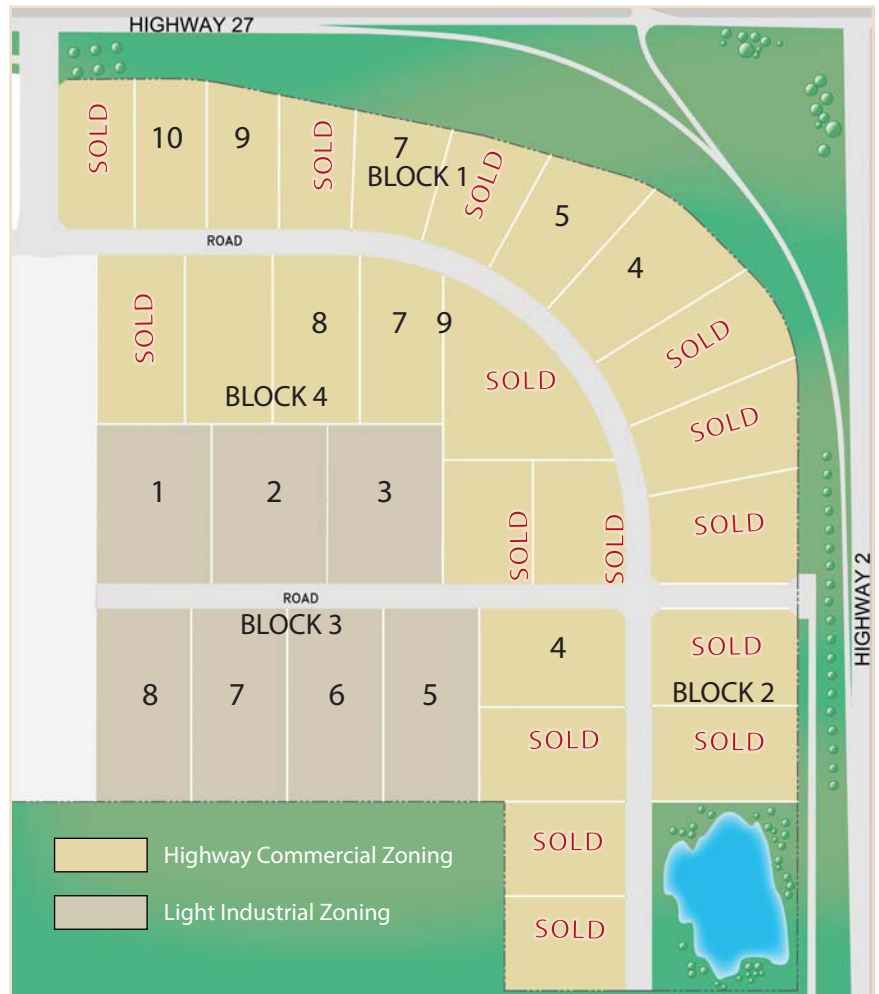
Plan 0813207, Lots 1 and 2

Block 3

Plan 0813207, Lots 1,2 and 3

Block 4

Plan 0813207, Lots 4,5,6 and 10



LOCATION:

Olds, Alberta

CIVIC ADDRESS:

Hwy 2 & Hwy 27

LEGAL ADDRESS:

NE 35-1-5 W5M

SITE AREA:

122 Acres

LOT SIZES:

From 2.5 Acres

ONLY 16 LOTS REMAINING

- Highway Commercial and Light Industrial zoning
- Site Services Include: Paved roads, storm drainage, street lighting and landscaping
- Individual Lot Services Include: Water, sewer, power, gas, internet and telephone.
- Other Services: Turn-key construction available.

CONTACT

Wendy Aspenlieder, wendy.aspenlieder@obc.com or

Erin McCreedy, erin.mccreedy@obc.com

OPUS Building Canada Inc. 1702 - 4th Street SW, Calgary AB

Tel: 403-283-0000 Fax: 403-244-8943 Toll Free: 1-800-592-6787

OPUS[®]