

For Sale

Oasis Greens Golf Centre

12014 242 Ave West | Foothills County, AB

26 KM To Downtown!



VIDEO ▶

Land & Business Opportunity

For More Info.

Mahmud Rahman

P (403) 930-8651

E mrahman@blackstonecommercial.com

Randy Wiens

P (403) 930-8649

E rwiens@blackstonecommercial.com

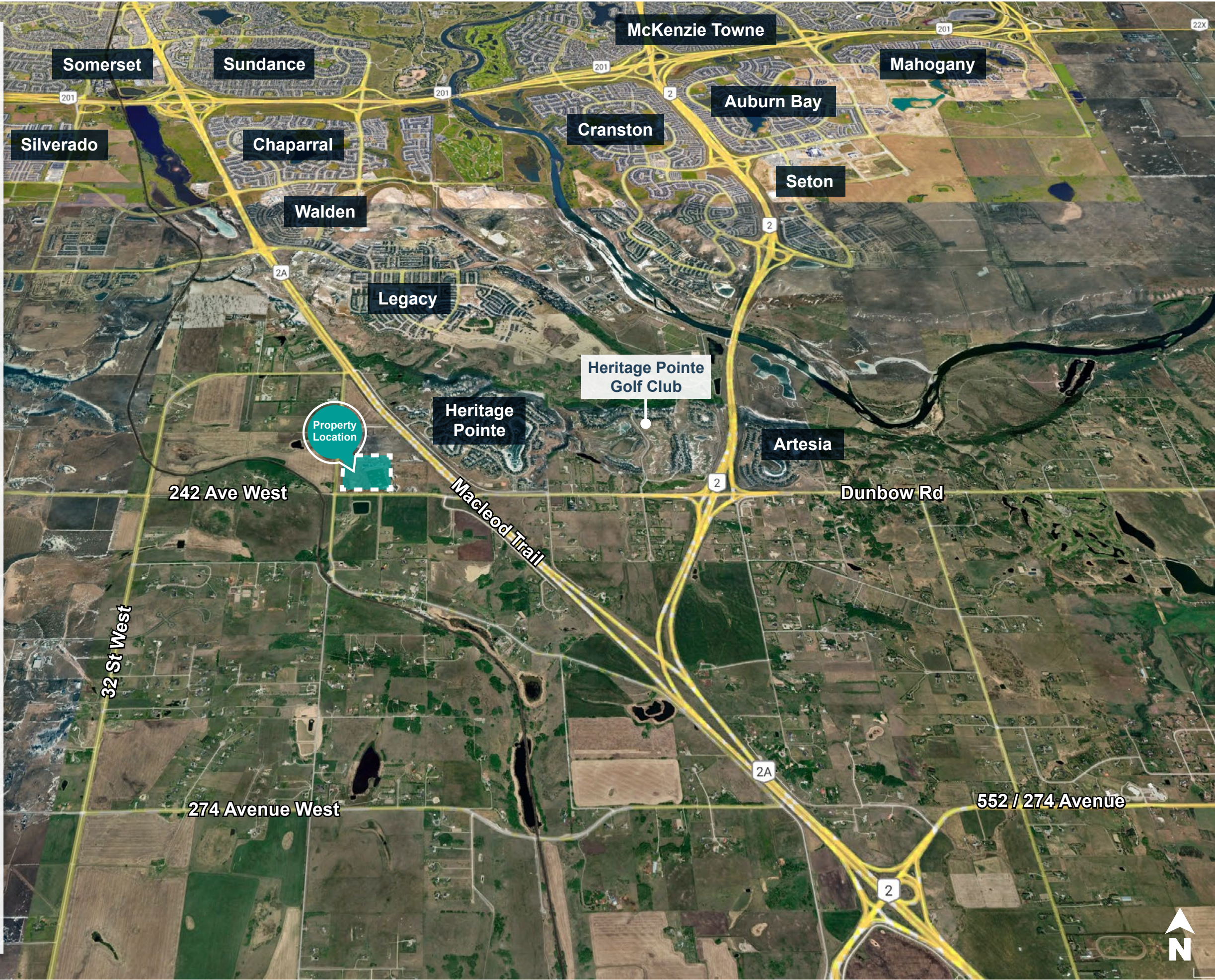
 **Blackstone**
Commercial Real Estate Services

Property Details

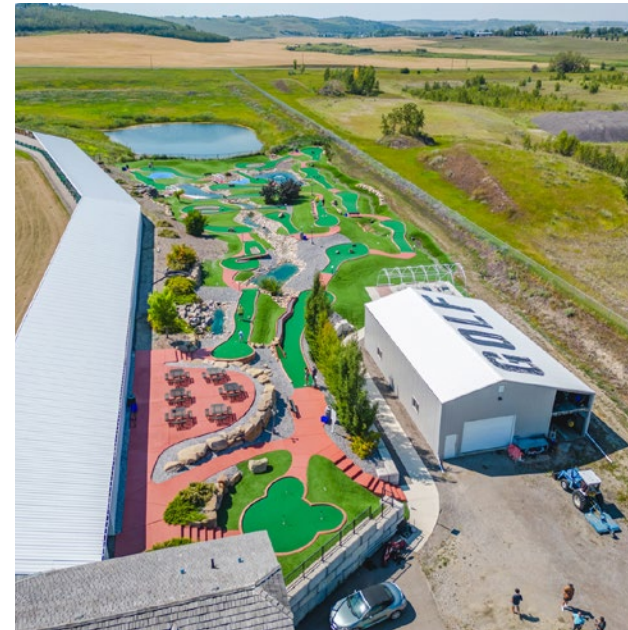
Address:	12014 242 Avenue West Foothills County, AB T0L 0X0
Legal Address:	Plan 0412626, Block 1, Lot 1
Property Type:	50 acres of land, of which 16 acres is improved with Oasis Greens Golf Centre
Site Size:	50 acres (2,178.9 SF)
Zoning:	A, Agricultural District w/District Control for the Oasis Green Centre
Tax Roll No.:	2201012510
Property Taxes:	\$24,067 (2022)
Sale Price:	\$9,000,000.00

Description

The subject property is 50-acres of future development land, located in the “Gateway to Calgary” at the northeast corner of 242 Avenue West and 16 Street West in the MD of Foothills County. The subject is zoned A, Agricultural with a Direct Control provision for the operation of the Oasis Green Golf Centre. The subject property has a square shape, relatively level site, and is serviced by gas, with limited water and sewer services. The Heritage Point Subdivision is on the across Highway 2A (Macleod Trail); and the subject is just south of the City of Calgary limits.



Property Aerials



Clubhouse



Driving Range



Mini Golf



Shop

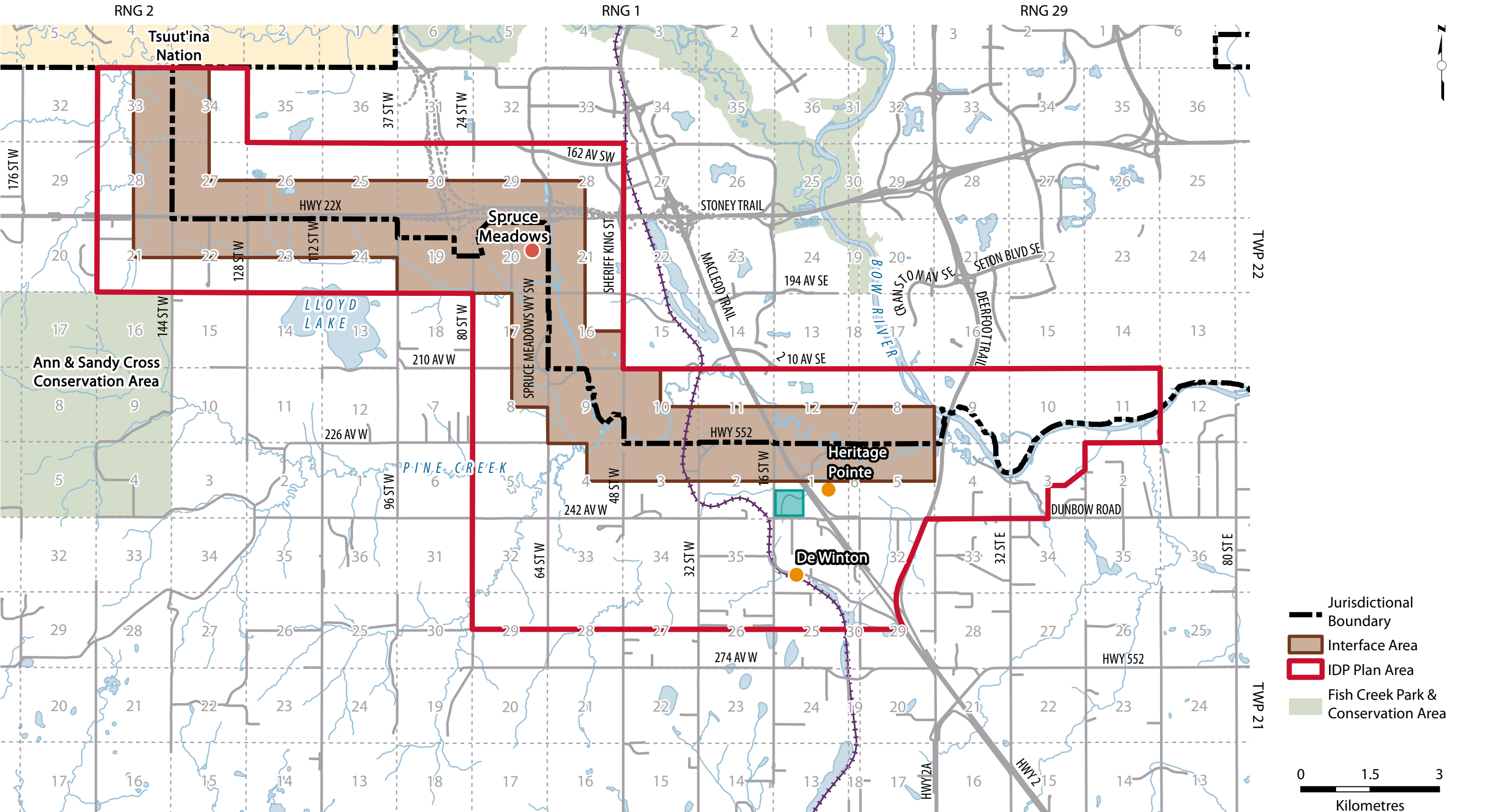


Clubhouse | Lower Level

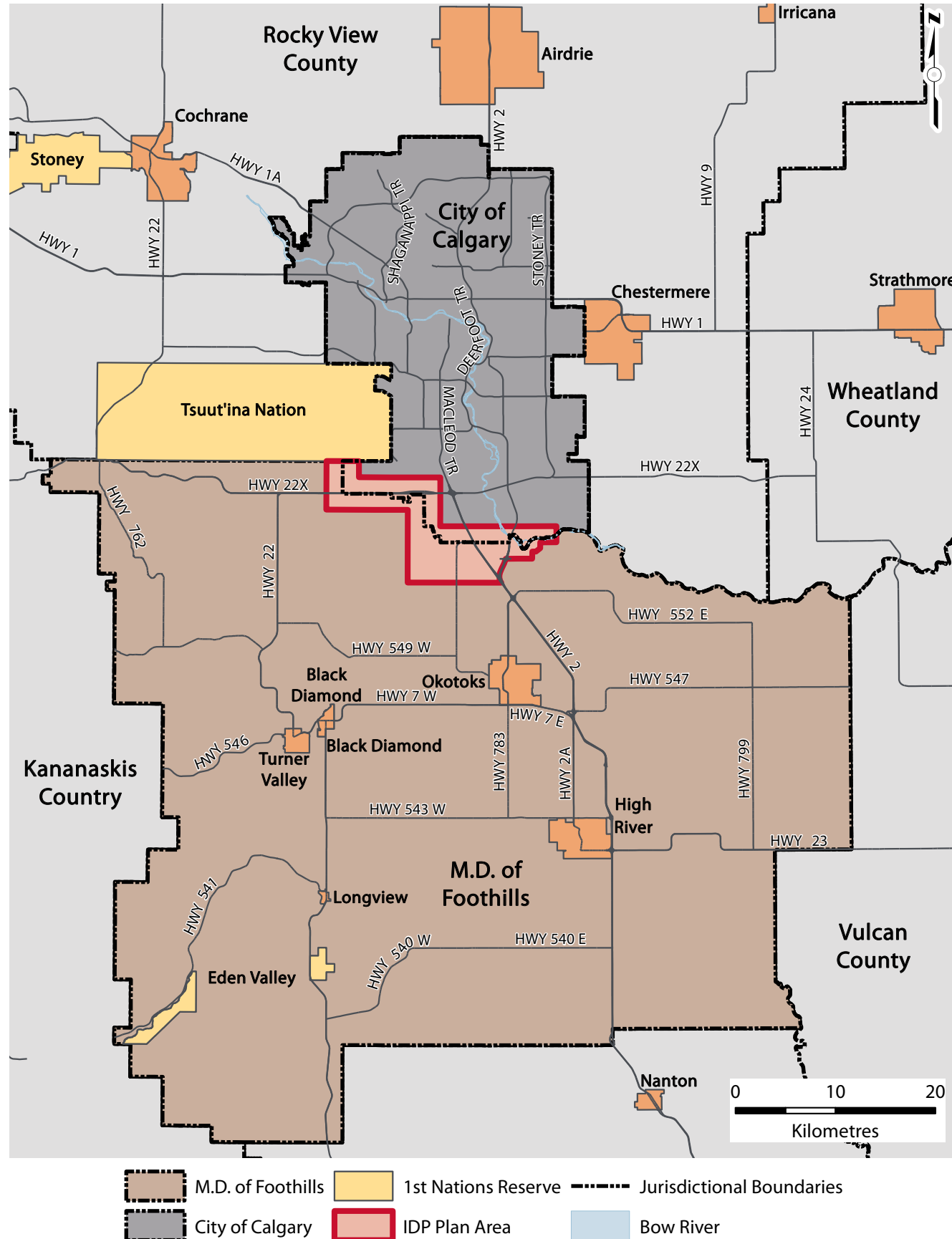


Map 2 Interface / Plan Area

12014 242 Avenue W, Foothills County, AB



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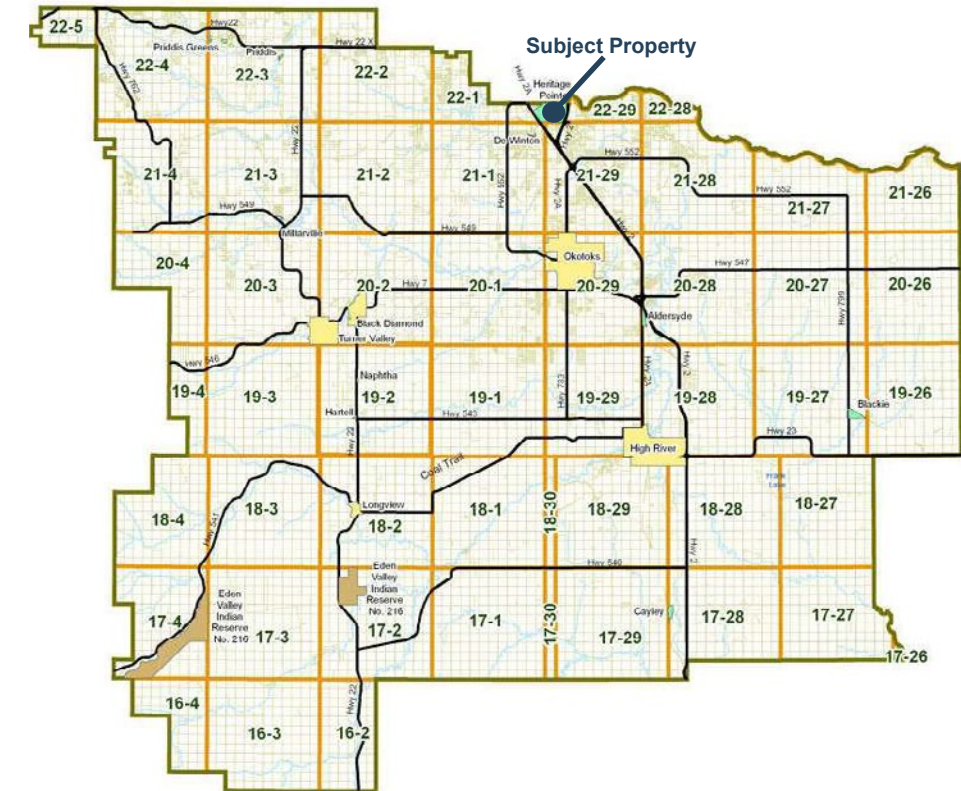


3.0 Factual Data

3.3 Foothills County, AB

The subject property is located in the Municipal District of Foothills No. 31, in the area deemed “Gateway to the City of Calgary” as shown in the arrows below. Foothills County encompasses a diverse rural landscape in which leadership and planning support a strong agricultural heritage, vibrant communities, a balanced economy and the stewardship of natural capital for future generations.

The County is a rural municipality located adjacent to and immediately south of the City of Calgary. Covering an area of approximately 3,600 square kilometers in area, located in the foothills of sunny southern Alberta, Foothills County surrounds the Towns of Okotoks, High River, Turner Valley, and Black Diamond, the Village of Longview, and the Eden Valley Indian Reserve.



Services

Foothills County provides a number of services -- directly or jointly with other municipalities -- to the residents of the rural area and the Hamlets of Aldersyde, Blackie, Cayley, De Winton, Hartell, Heritage Pointe, Millarville, Naptha, Priddis and Priddis Greens. These services include general administration, road construction and maintenance, fire protection, ambulance service, garbage disposal, planning and development administration, agricultural services, recreation and parks, family and community support services, and bylaw enforcement. Water services are provided in the hamlets of Aldersyde, Blackie and Cayley, and wastewater services are provided in the hamlets of Blackie and Cayley. Foothills County staff are responsible for the administration of the Foothills Regional Commission, which operates the Foothills Regional Waste Management Facility and the Frank Lake Effluent Pumping System.

Population

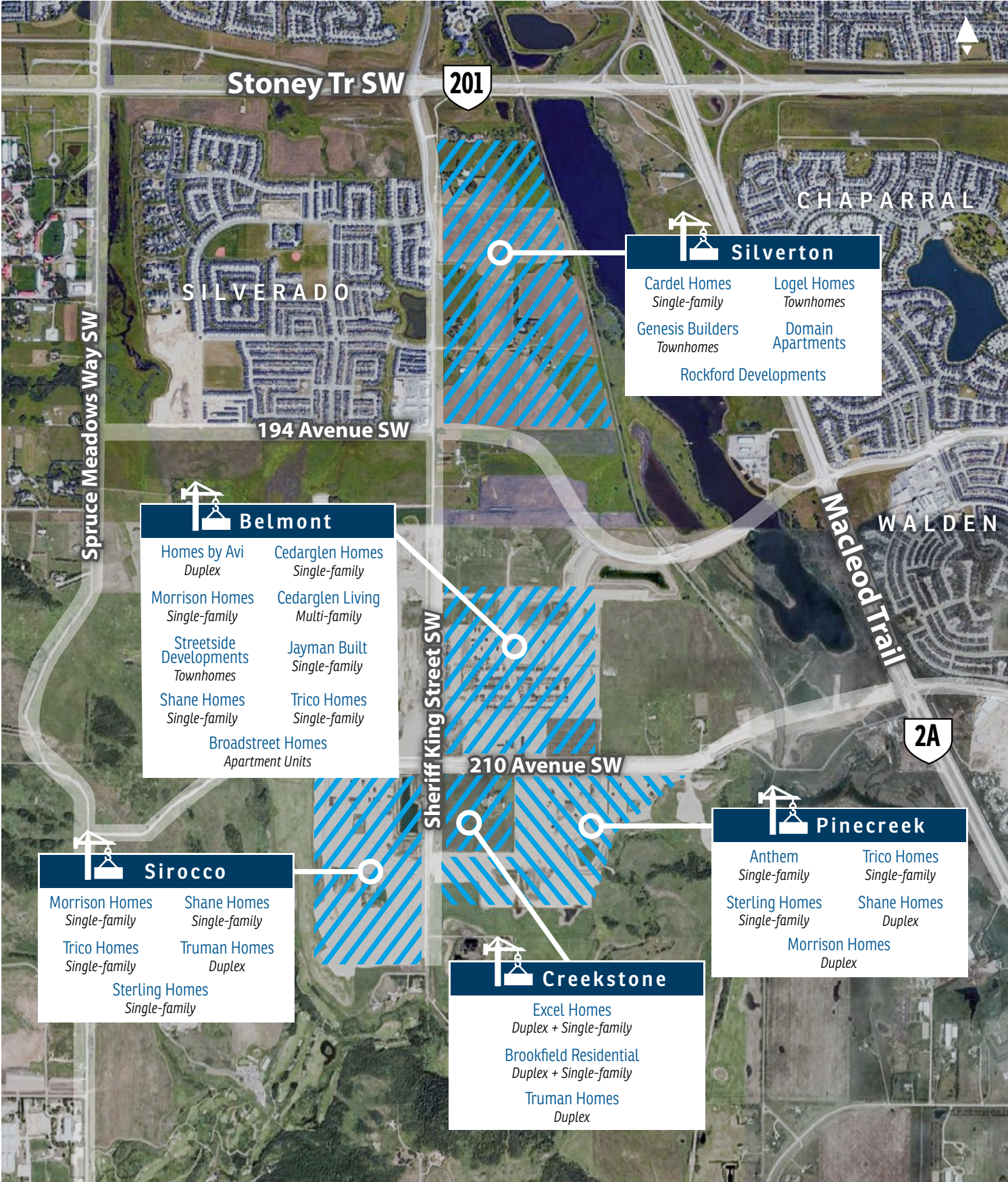
Foothills No. 31 had a population of 24,453 in 2021, the 19th highest in the province. The population of Foothills No. 31 increased 1.05% year-over-year, and increased 5.37% in the last five years.

Roads & Transportation

The County maintains over 2,000 kilometres of road. Two Provincial primary highways -- Highway No. 2 and Highway No. 22 -- run north/south through the municipality, giving easy access to Canadian and US markets. Our proximity to the Rocky Mountains and the City of Calgary makes Foothills County an ideal location for small or large businesses. Foothills County is one of the fastest-growing districts in Alberta

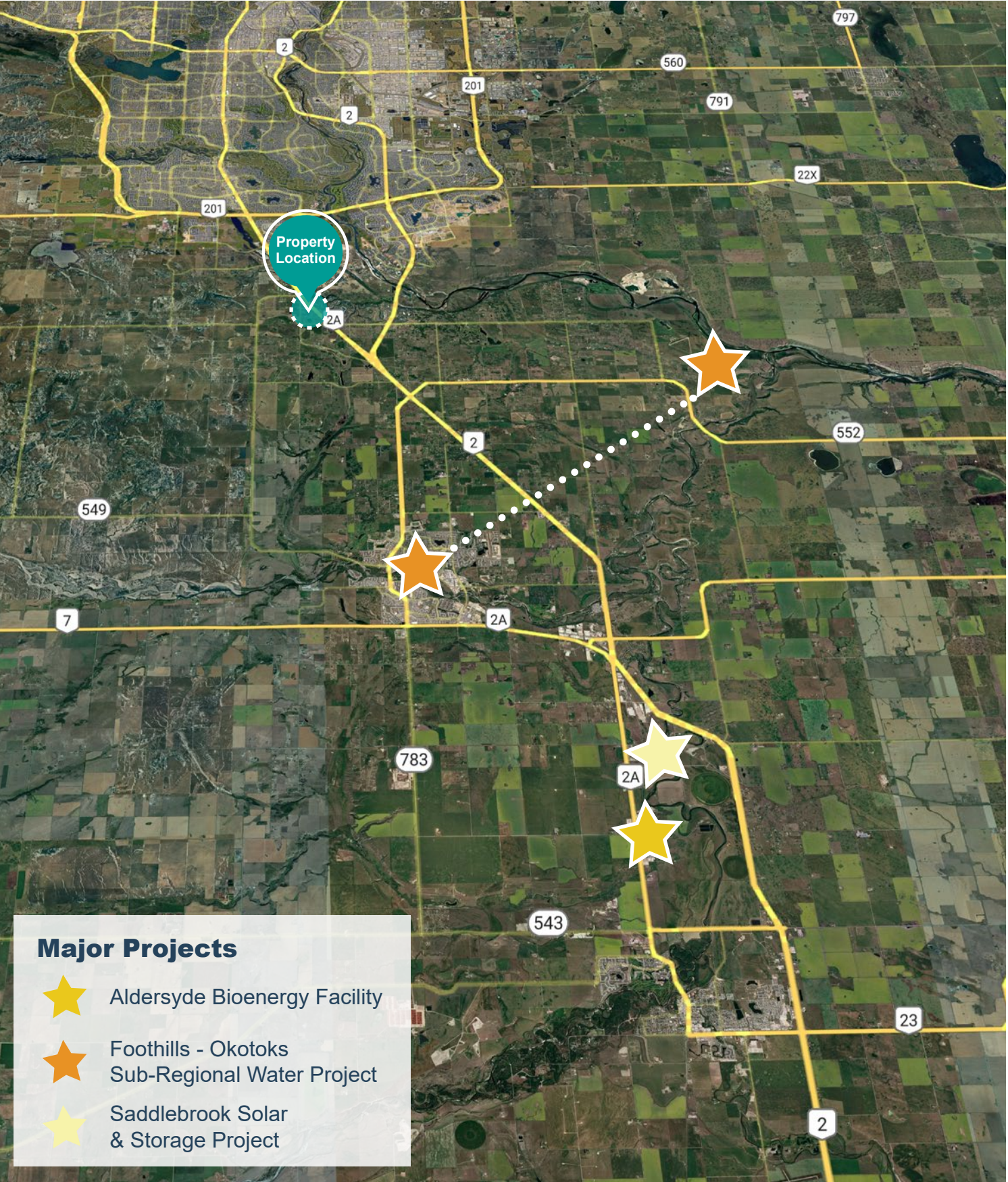
Adjacent Developments

12014 242 Avenue West, Foothills County, AB



Major Projects

Foothills County, AB







Thank you for your interest!



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