



Blackstone

For Sale

242 Avenue West | De Winton, Alberta
50 Acre Land Development Opportunity



16 STREET WEST

MACLEOD TRAIL

242 AVENUE WEST

* Disclaimer: This is a rendered image to show a general depiction of the Land. There is an existing driving range presently and shows on subsequent pages.

For more information, please
contact one of our associates.

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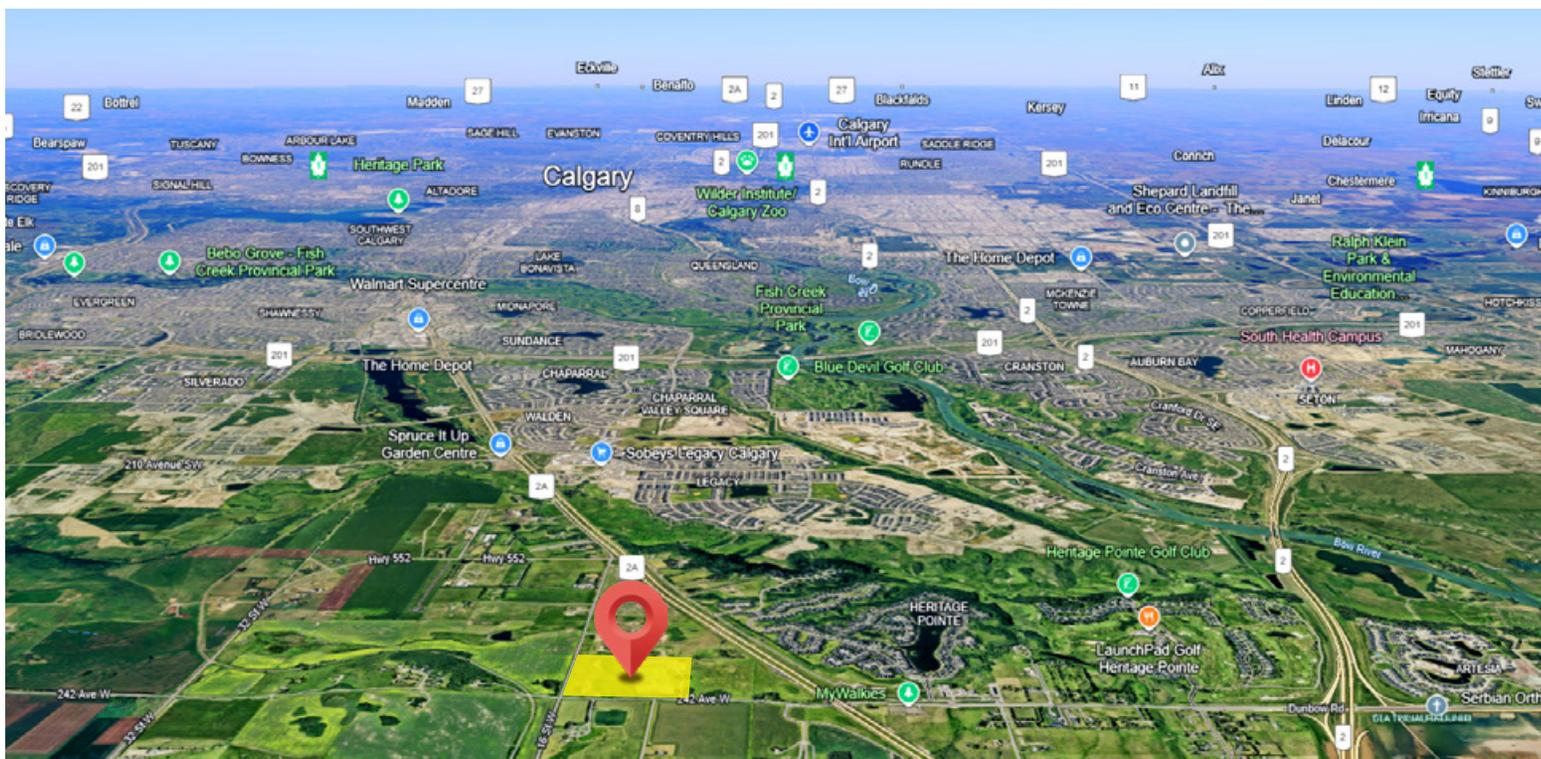


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For Sale

12014 242 Avenue West | De Winton, Alberta

50 Acre Land Development Opportunity



Site Size	50 acres (2,178,000 SF)
Availability	Immediately
Sale Price	\$ 9,000,000.00
Property Taxes	\$27,787.46 (2023)
Zoning	50 acres of land, of which, 16 acres is improved with Oasis Greens Golf Centre
Highlights	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 Pointe Subdivision is in very close proximity and directly across from Macleod Trail (Highway 2A); and the subject property is just south (1.5km) of the City of Calgary limits.
About the Golf Business	Oasis is the largest stand-alone golf practice facility in the City of Calgary consisting of a driving range (67 tee stations), an 18 Hole Championship miniature golf course, professional lessons, swing analysis, retail, light food and a extremely well designed clubhouse for corporate and group functions. The Oasis Greens Golf Centre site has high visibility, accessibility and is located adjacent to the fastest growing quadrant in City of Calgary. Completely turn key with existing and growing patronage. Significant sales with high profit margins. Utilizes approximately 16 acres of a 50 acre property.

***New Communities**

**Downtown
Calgary**



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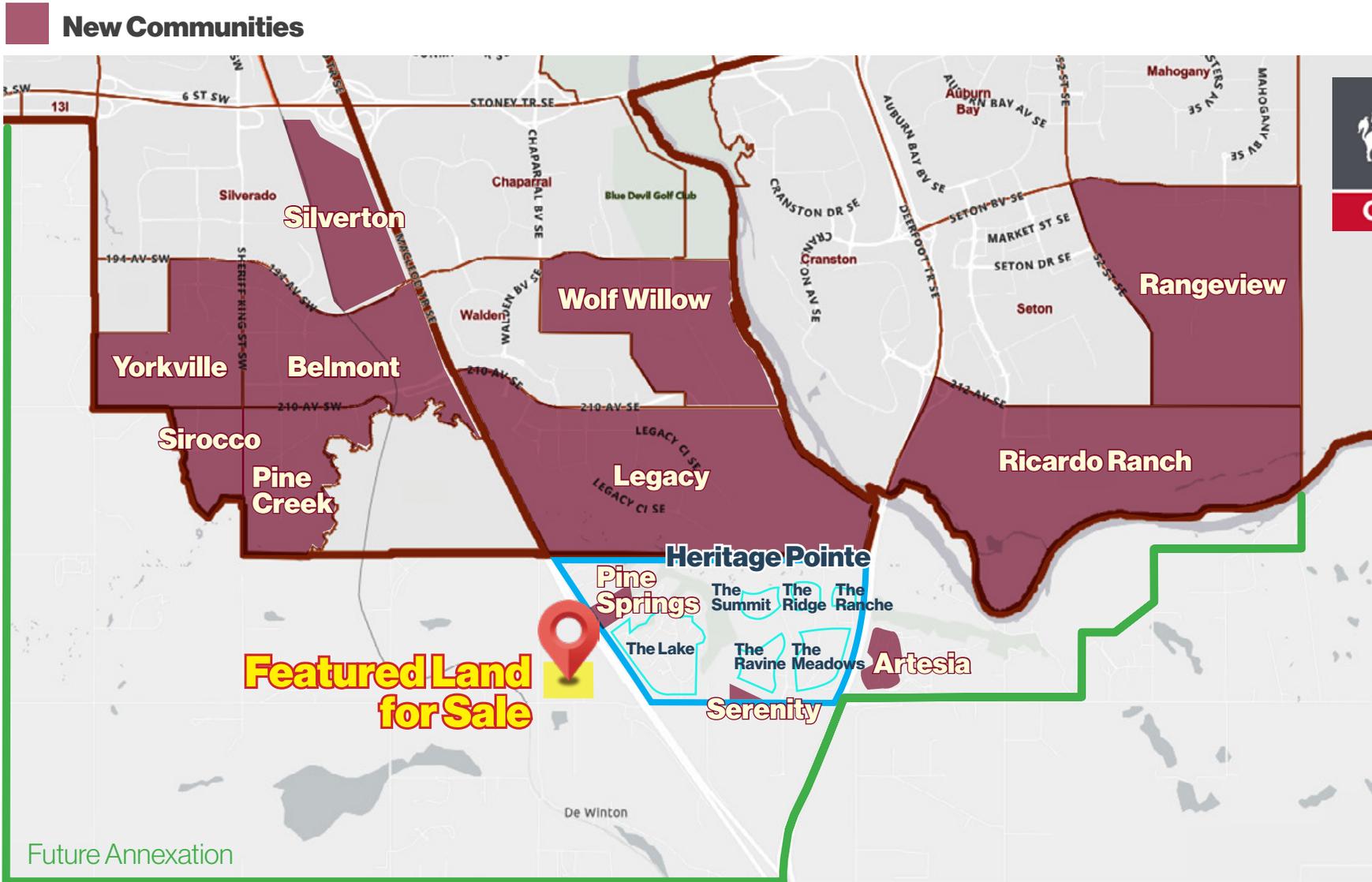
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New Communities / Developments

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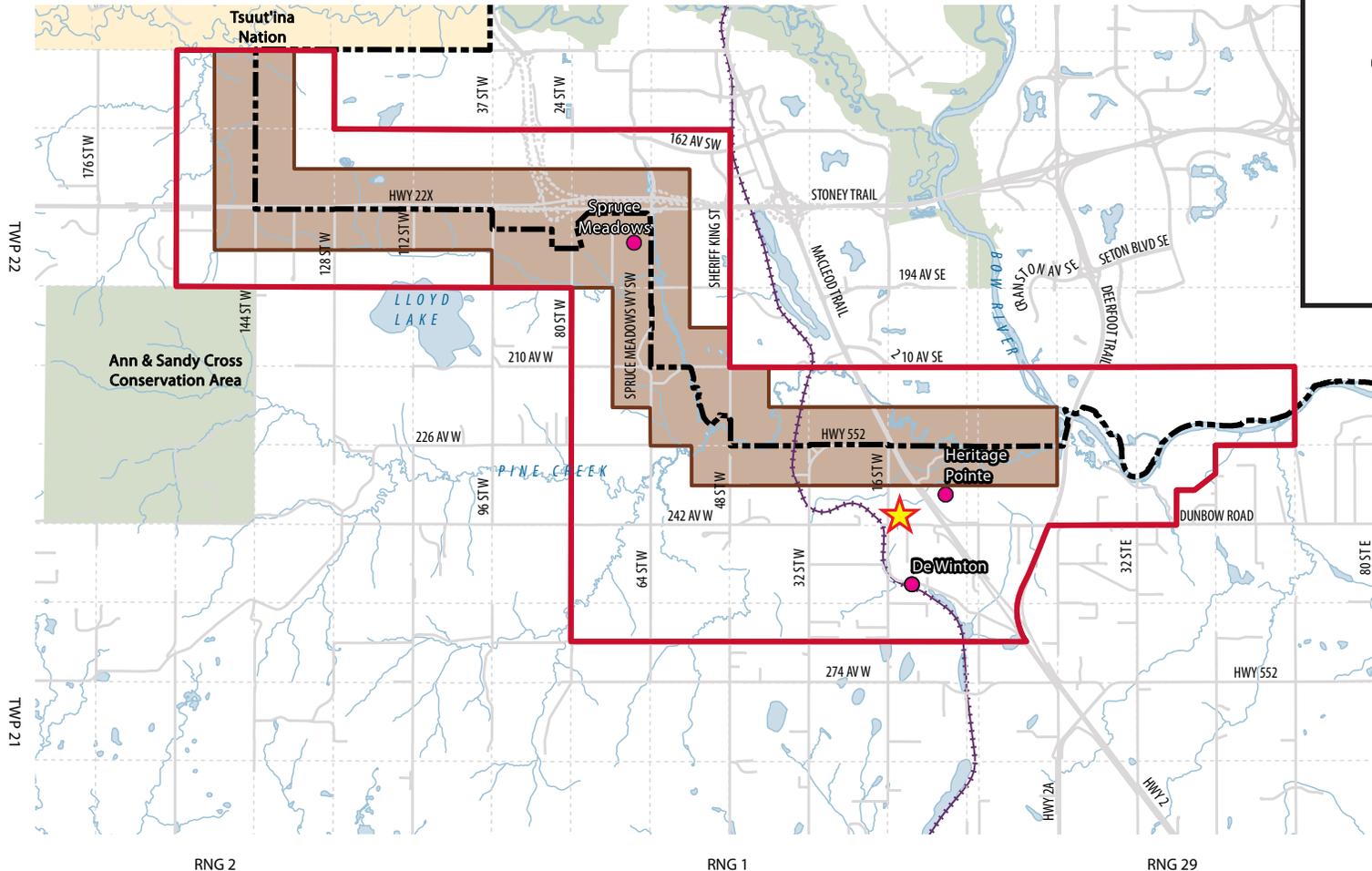
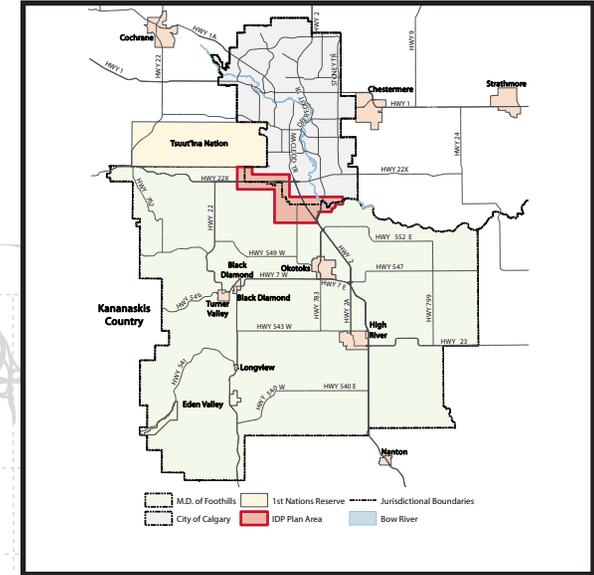
About the Region

12014 242 Avenue West | De Winton, Alberta

50 Acre Land Development Opportunity

Shared Boundary + Future Annexation

*An Intermunicipal Development Plan for the
Municipal District of Foothills and The City of Calgary*



Featured Land for Sale

City of Calgary City Limits

Interface Area
Cross boundary land use impact must be considered. Identified impacts should be addressed either through the development process or the determination that certain developments would not be appropriate for the Interface Area, where impacts cannot be mitigated.

Intermunicipal Development Plan Area
Area between the City of Calgary and the Municipal District of Foothills

Fish Creek Park & Conservation Area





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Location

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KEY DRIVE TIMES

Downtown Calgary	20 mins
Calgary Zoo	20 mins
TELUS Spark Science Centre	20 mins
Stampede Park	15 mins
Calgary International Airport	30 mins
Scotia Place	15 mins
Spruce Meadows	10 mins

PARKS, GREEN SPACES & GOLF COURSES

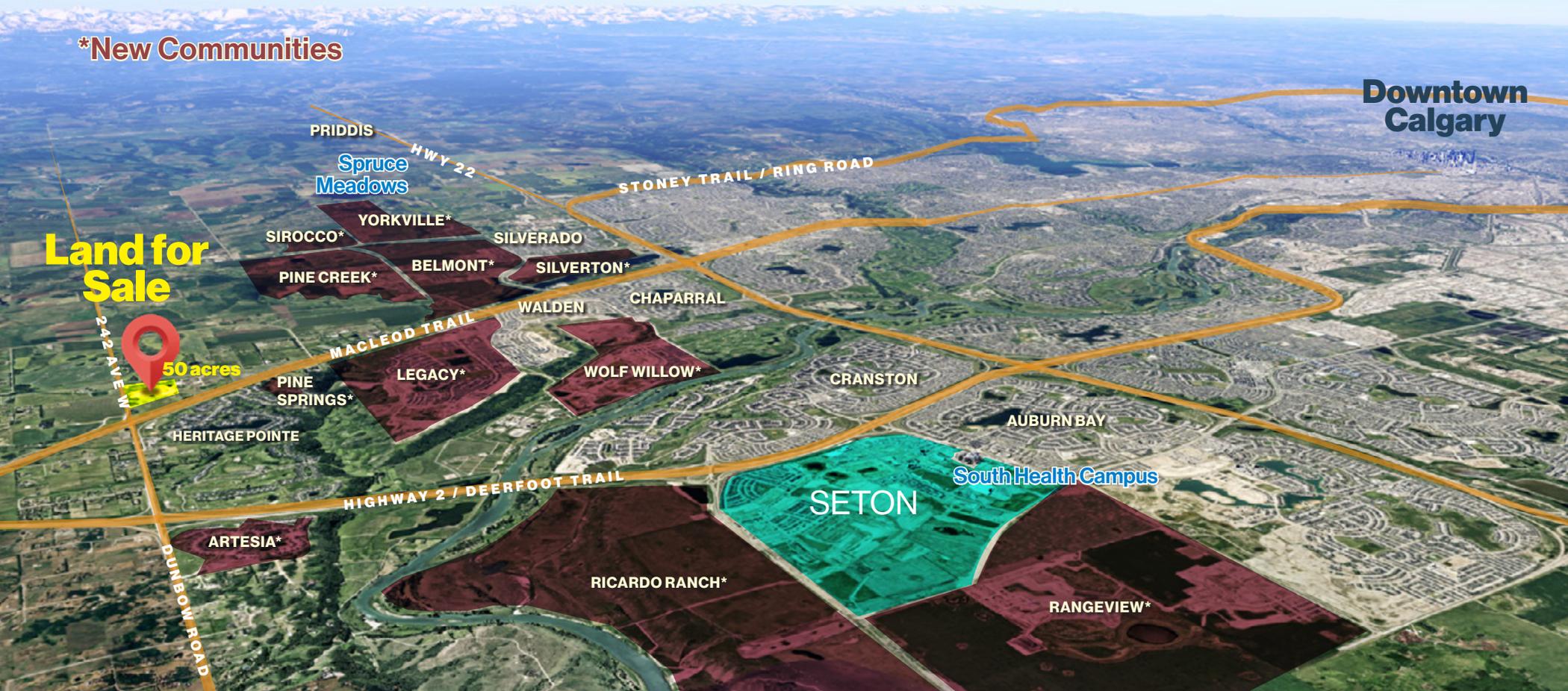
Heritage Pointe	5 mins
Carmony Golf & Country Club	8 mins
Cottonwood Golf & Country Club	15 mins
Sirocco Golf & Country Club	15 mins
Wolf Willow	10 mins
Fish Creek Provincial Park	15 mins
South Glenmore Park	20 mins
Carburn Park	15 mins
Southland Natural Park	15 mins

*New Communities

Land for Sale



50 acres



**Downtown
Calgary**



Blackstone

Thank you for your Interest



BlackstoneCommercial.com

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