

**3202 34 Avenue  
Olds, Alberta**

**MLS # A2188995**



**\$2,325,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Other, See Remarks		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	159.54 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Olds
<b>Basement:</b>	-	<b>LLD:</b>	4-33-1-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	UR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Land Only

Excellent investment/development quarter section in the NE quadrant of Olds between the QE2 and Hwy 2A. The Town of Olds conceptual long range plan for the property is Industrial with the current zoning Urban Reserve. Land has been leased for over 30 years for agricultural use, and has been in continuous timothy hay crop rotation for 30 years. This is one of the best agricultural quarters in Mountain View county, has #1 soil and also has no subdivisions . The Red Deer regional water line runs along the eastern border of the property. Olds is a dynamic, thriving community of just under 10,000 population and is home to the innovative and well renowned Olds College. Located just off the QE2, Olds boasts many industries, automotive and machinery businesses and big box shopping stores. Our strategic location between Red Deer and Edmonton makes the town of Olds a strong hub for business and development.