

# \$625,350 - 1 Ranchers Boulevard, Okotoks

MLS® #A2193736

**\$625,350**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.67 Acres

Air Ranch, Okotoks, Alberta

UNITS FOR SALE in Brand new development COMING SOON. Located in the high traffic residential community of Air Ranch in Okotoks, AB, this HIGH TRAFFIC RESIDENTIAL LOCATION is close to schools, the sports arena and major arteries (Hwy 2 & 2a) with quick access to Calgary. Various uses available including, Restaurant, Vet Clinic, Medical, Pet Store, Barber Shop, Pizza, Chiro, Martial Arts ,Nail, Salon, Fitness and more! Units are available starting at 1137 sq. ft. Don't miss out on this opportunity to get into this vibrant community. Current business include Shell Gas Station, Convenience Store, Daycare, Liquor Store & Dentist. Condo fees approximately \$5.50/sq. ft.

Built in 2025

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2193736   |
| Price      | \$625,350  |
| Bathrooms  | 0.00       |
| Acres      | 2.67       |
| Year Built | 2025       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

Address 1 Ranchers Boulevard



**AIR RANCH COMMUNITY**

Okotoks was one of the few communities its size to have its own airport. A number of small air shows were held there over the years. It was the home of an aircraft charter company, flight school, and a helicopter flying school. The site has now evolved into an airport community called the Okotoks Air Ranch, where the property owners, if they wish, can build homes with attached hangars for their private planes. Otherwise, like other communities in the vicinity of Calgary, it is served by the Calgary International Airport.



**OKOTOKS' DEMOGRAPHICS**

Okotoks' population is approximately 30,000 people and has continued to experience consistent and ongoing growth; recent annexation will accommodate expected growth to 80,000 people, including additional commercial development opportunities over the next decades. The trade area for industries, select retail and professional service businesses is approximately 250,000 people, extending as far as South Calgary and South-East British Columbia. Okotoks is located 15 minutes south of Calgary and 40 minutes from the International Airport.



|             |                  |
|-------------|------------------|
| Subdivision | Air Ranch        |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 0K5          |

### **Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 95 |
|----------------|----|

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 17th, 2025 |
| Days on Market | 73                  |
| Zoning         | CGATE               |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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