

NETOOK
CROSSING
BUSINESS PARK



The Outstanding Alberta Location
for Growth-Oriented Businesses

Proventure
INCOME FUND

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PROPERTY FEATURES

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COMMENTS

- This commercial and light industrial business park is uniquely and ideally situated in the heartland of Alberta on the Queen Elizabeth II Highway corridor between Edmonton and Calgary.
- Strategically located at the Queen Elizabeth II / Highway 27 Interchange, the property is easily accessible from all directions and only 45 minutes from Calgary International Airport.
- Olds is a major centre serving a primary trade area of 30,000 people.
- The secondary market located within 1 hour travel time includes Calgary, Red Deer and Airdrie with a total population in excess of 1.3 million people. Edmonton is only 1.5 hours away and has an additional population in excess of 1 million people.
- The Town of Olds has a population of over 7,000 and offers quality housing, educational and commercial facilities including the degree granting Olds College.
- Olds College School of Innovation provides agricultural and natural resource based industries with the capacity for applied research, business development services and pilot scale commercial testing.

COMMUNITY

- Olds population approximately 7,300
- Primary trading area population of 30,000
- Secondary trading area population of 1.3 million

Alberta Venture, the province's premier business magazine, recently named Netook Crossing one of their 'Five Communities to Watch' as part of their annual best communities for business survey. On the list were Edmonton, Medicine Hat, Okotoks, and St. Albert as well as the Netook Crossing Business Park in Mountain View County. Impressed by its potential, **the magazine cited Netook Crossings' desirable location as a deciding factor and suggest it may soon equal Red Deer's Gasoline Alley in stature.**

FEATURES

- 31 individual lots, serviced with water, sewer, power, gas, high-speed Internet and telephone
- Site services include paved roadways, storm sewers, street lighting and landscaping
- Turnkey construction available
- Minimum lot size of 1.01 hectares (2.5 acres)
- Total development of 57.8 hectares (142 acres)
- Zoned light industrial and highway commercial

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SITE MAP



LOCATION

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

SITE SPECIFICATIONS

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LOCATION

Highway 2 & Highway 27, Olds AB

MUNICIPAL JURISDICTION

Mountain View County

LEGAL DESCRIPTION

N.E. 1/4, part N.W. and S.E. 1/4, Sec 35, Twp. 32, Rge. 1, W5M

ZONING

C-HC Highway Commercial District

NUMBER OF LOTS AVAILABLE

20 out of 31

LOT SIZE

2.5 – 5 acres

AVAILABILITY

Immediate

SERVICES INCLUDED

- Paved roads
- Lot grading
- Surface storm collection system and retention pond
- Street lighting
- Underground power
- Natural gas
- Underground telephone. Wireless internet available with future high speed cable connection
- Waterline and service connections for future hook-up to county water system
- Interim individual well water supply to be provided for each purchaser
- Sewer collection system complete with service connections
- Perimeter landscaping and entrance features
- Architectural design controls
- All services designed by Professional Engineer and approved by Mountain View County



Call today for more
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