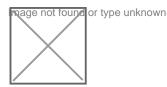


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 209, 40 ELIZABETH STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Okotoks, Alberta

Listing ID: 27119

MLS ID: A2183963

\$15



**△** JULIE PARRY

(403) 614-3455

□ RE/MAX First

**403-278-2900** 

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209, 40 Elizabeth Street , Okotoks , Alberta T1S 1B1

Transaction Type Days On Market Lease Amount

For Lease 132 15.00

Lease FrequencyZoningSubdivisionAnnuallyDHeritage Okotoks

Year Built Structure Type Property Type
2005 Office Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Office 9212510 4701.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

436.73 23000 0.53

InclusionsRestrictionsReportsN/ANone KnownFloor Plans

Fabulous 2nd floor office space with lots of natural light situated in downtown Okotoks. This space features 9 cubical spaces, and 12 separate rooms for workspaces - over half of which have large windows and overlook the street below. There is an elevator in the building, and a car park for tenants and clients of the unit. A dedicated storage room and an additional flex room means there is plenty of storage space in the property. There's also a kitchen, and a dedicated meeting room space, making this the perfect fit for your business. The building itself has a prime location in the heart of Okotoks along a street with plenty of pedestrian traffic. The other tenants in the building include dentists, lawyers, accountants etc. This unit benefits from heat, water and electric being included in the operating cost which is 13.38 per square foot for 2025. Lease is \$15 per square foot + the operating costs of \$13.38 per square foot. This space must be viewed to be appreciated! Tour this space 3D. Click 3D/Multi Media/Virtual Tour.

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