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

Transaction Type For Lease	Days On Market 132	Lease Amount 15.00
Lease Frequency Annually	Zoning D	Subdivision Heritage Okotoks
Year Built 2005	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 9212510	Building Area (Sq. Ft.) 4701.00
Building Area (Sq. M.) 436.73	Lot Size (Sq. Ft.) 23000	Lot Size (Acres) 0.53
Inclusions N/A	Restrictions None Known	Reports Floor 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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