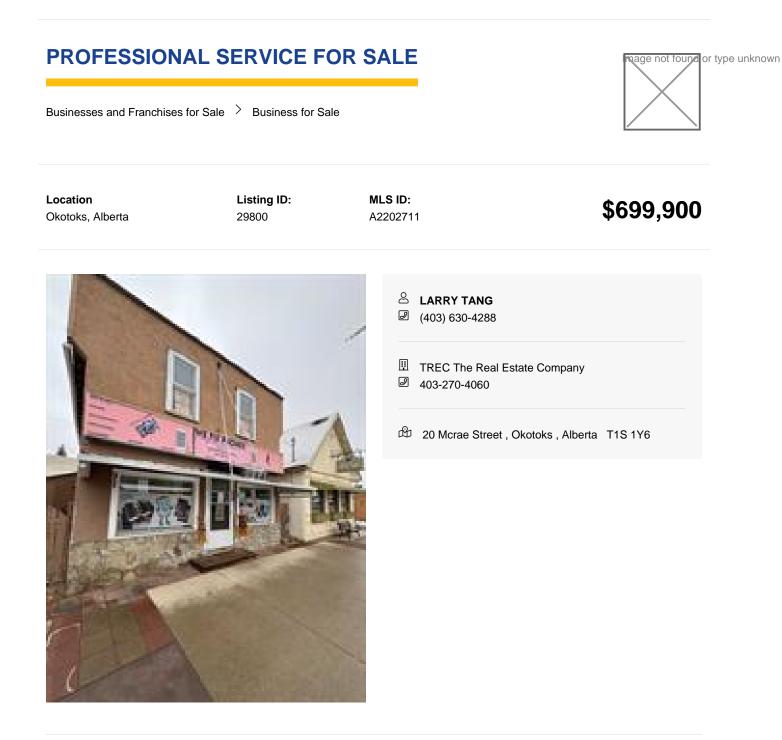


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Transaction Type For Sale

Business Type Professional Service

Building Type Free-Standing

Property Type Commercial

Building Area (Sq. Ft.) 1573.00

Lot Size (Acres) 0.07

Foundation Block,Other,Poured Concrete

Inclusions Fridge, Stove, Dishwasher, Dryer, All window covering Days On Market

Zoning D

Year Built 1946

Property Sub Type Mixed Use

Building Area (Sq. M.) 146.14

Construction Type Wood Frame

Heating Forced Air,Natural Gas

Restrictions Call Lister Business Name We Fix Phones

Subdivision Heritage Okotoks

Structure Type Low Rise (2-4 stories)

Legal Plan 165S

Lot Size (Sq. Ft.) 3121

Roof Asphalt Shingle

Lot Features Back Lane

Reports Floor Plans, RPR with Compliance

• This commercial/residential property is located at prime downtown business district, in the heart of Okotoks. ZONED DOWNTOWN DISTRICT. This zoning offers a blend of business, commercial & residential uses. This property has a combination of commercial front store and residential dwelling in the back of the building for the TOTAL OF 1573 SQF. The residential unit with huge Living room, kitchen, dinning, bedroom and bathroom. The front commercial retail store approximate of 940 SQF with upper level of leasable space, ideally for retail, office, service-based business uses. The is a great opportunity for a new start up business with back room residential dwelling, or developer/Builder's redevelopment for a larger new building, with the combining of the next neighbour property (unit 18 McRae Street also for sale). In Addition, the surrounding area boasts a strong local economy, a diverse customer base, and ample parking options, further enhancing the business potential of this remarkable property.

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