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## PROFESSIONAL SERVICE FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Okotoks, Alberta



**Listing ID:**  
29800


**MLS ID:**  
A2202711

**\$699,900**



 **LARRY TANG**  
 (403) 630-4288

 **TREC The Real Estate Company**  
 403-270-4060

 20 Mcrae Street , Okotoks , Alberta T1S 1Y6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 108	<b>Business Name</b> We Fix Phones
<b>Business Type</b> Professional Service	<b>Zoning</b> D	<b>Subdivision</b> Heritage Okotoks
<b>Building Type</b> Free-Standing	<b>Year Built</b> 1946	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 165S
<b>Building Area (Sq. Ft.)</b> 1573.00	<b>Building Area (Sq. M.)</b> 146.14	<b>Lot Size (Sq. Ft.)</b> 3121
<b>Lot Size (Acres)</b> 0.07	<b>Construction Type</b> Wood Frame	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> Block,Other,Poured Concrete	<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Back Lane
<b>Inclusions</b> Fridge, Stove, Dishwasher, Dryer, All window covering	<b>Restrictions</b> Call Lister	<b>Reports</b> 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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