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3, 40 SOUTHBANK CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Okotoks, Alberta



Listing ID:
30199


MLS ID:
A2212194

\$375,000



 **BENNETT EDWARDSON**
 (403) 973-0238

 Manchester Properties Inc.
 403-212-5375

 3, 40 Southbank Crescent , Okotoks , Alberta T1S5S8

Transaction Type For Sale	Title Fee Simple	Days On Market 139
Zoning IBP	Subdivision Southbank Business Park	Building Type Warehouse
Year Built 2025	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Building Area (Sq. Ft.) 1250.00	Building Area (Sq. M.) 116.13
Inclusions N/A	Restrictions Condo/Strata Approval,See Remarks	Reports Building Plans,Condo/Strata Bylaws,Site Plans

Currently under construction with scheduled completion date of September 15, 2025. All titles are now registered. The E42 Venture Bays is unique and thoughtful development of versatile bays that can be used for light industrial uses, office, retail (on discretionary basis) or private use. Unit 3 is the 1,250 Sq. Ft. 'Clearwater' unit. Each unit has a clear ceiling height of 17'4" feet, sewer connection, 200 Amp Sub Panel, Unit heater, toilet/plumbing rough ins, minimum one 14' x 14' automatic overhead door. Ideal for light industrial use, contractor shop and office, boutique retail/consumer service, warehouse, boat & RV storage, and several other commercial uses subject to Town of Okotoks approval and in accordance with condo bylaws. The development is currently under construction with scheduled completion date of September 2025. Excellent location across the street from the Southbank Centre with Costco, Home Depot, Sport Chek, Winners, Save-On-Foods, McDonald's and more. With 4 different layouts to choose from, this affordable commercial condo complex can offer the perfect launchpad for many different types of businesses – crafted with the goal of supporting small to medium sized local businesses. Buy a single 1,250 Sq. Ft. bay, a larger or combine multiple bays for up to 6,250 Sq. Ft. + configurations. Multiple units, options and configurations available! Note: There are uses that are prohibited in the condo bylaws. Call your favorite Realtor for more information.

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