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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	Title	Days On Market
For Sale	Fee Simple	265
Zoning	Subdivision	Building Type
IBP	Southbank Business Park	Warehouse
Year Built	Structure Type	Property Type
2025	Industrial	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Industrial	1250.00	116.13
Inclusions	Restrictions	Reports
N/A	Condo/Strata Approval, See Remarks	Building Plans, Condo/Strata Bylaws, Site Plans

This unit is now ready for Occupancy! 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. 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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