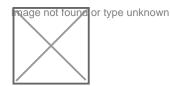


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3, 40 SOUTHBANK CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationOkotoks, Alberta

Listing ID: 30199

MLS ID: A2212194

\$375,000



 $\stackrel{\circ}{=}$ BENNETT EDWARDSON

2 (403) 973-0238

Manchester Properties Inc.

403-212-5375

M

3, 40 Southbank Crescent , Okotoks , Alberta T1S5S8

Transaction Type Title Days On Market

For Sale Fee Simple 77

ZoningSubdivisionBuilding TypeIBPSouthbank Business ParkWarehouse

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

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, 100 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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