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13, 40 SOUTHBANK CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationOkotoks, Alberta

Listing ID: 30211

MLS ID: A2212370

\$295,000



BENNETT EDWARDSON

2 (403) 973-0238

■ Manchester Properties Inc.

403-212-5375

rM1

13, 40 Southbank Crescent , Okotoks , Alberta T1S5S8

Title **Transaction Type**

For Sale Fee Simple 219

Subdivision Zoning

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 1000.00 92.90

Reports Inclusions Restrictions

Building Plans, Call Lister, Condo/Strata N/A Condo/Strata Approval, See Remarks Bylaws, Floor Plans, Site Plans

Days On Market

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 13 is the 1,000 Sq. Ft. 'Crowsnest' 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 1,000 Sq. Ft. bay or combine multiple bays for 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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