

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.

## 33, 40 SOUTHBANK CRESCENT FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Okotoks, Alberta

Listing ID: 30212

MLS ID: A2212377

\$737,500



- **BENNETT EDWARDSON**
- **2** (403) 973-0238
- Manchester Properties Inc.
- **403-212-5375**

rΩ

33, 40 Southbank Crescent , Okotoks , Alberta T1S5S8

**Transaction Type** 

For Sale

Title

**Days On Market** 

200

Fee Simple

Zoning

Zonnig

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.)

2500.00

Building Area (Sq. M.)

232.26

Inclusions

N/A

Restrictions

Condo/Strata Approval, See Remarks

Reports

Building Plans, Call Lister, Condo/Strata

Bylaws, Floor Plans, 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 33 is the 2,500 Sq. Ft. 'Highwood' unit. The Highwood has 2 - 14' x 14' drive in doors. 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 2,500 Sq. Ft. bay or combine multiple bays for 6,250 Sq. Ft. + configurations. Projected Occupancy for this unit is December 2025. Multiple units, options and configurations available! Note: There are uses that are prohibited in the condo bylaws. Call your favorite Realtor for more information.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.