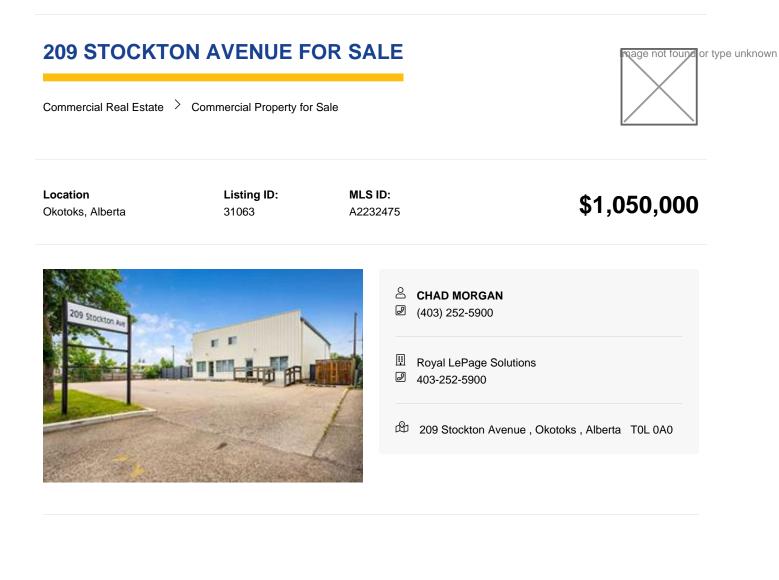


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Transaction Type	Title	Zoning
For Sale	Fee Simple	IBP
Subdivision	Building Type	Year Built
Business Park	Free-Standing	2000
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
8010201	4905.00	455.69
Lot Size (Sq. Ft.)	Lot Size (Acres)	Cooling
12196	0.28	Full
Heating	Access to Property	Inclusions
Forced Air	Direct Access	N/A
Restrictions None Known	Reports Floor Plans,RPR with Compliance,Title	

Excellent opportunity, This 2 story mix use Rare stand-alone property, centrally located in the Okotoks Industrial & Business Park. Currently built out as office, can be converted into office and/or industrial use. Easily demised into two (or even 3) separate units, offering owner use and lease/investment revenue. Well maintained, with multiple furnaces and A/C units. Great exposure to Stockton Avenue, with quick access to 32nd Street East and Railway Avenue.

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