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## 209 STOCKTON AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Okotoks, Alberta



**Listing ID:**  
31063

**MLS ID:**  
A2232475

**\$1,050,000**



 **CHAD MORGAN**  
 (403) 252-5900

 Royal LePage Solutions  
 403-252-5900

 209 Stockton Avenue , Okotoks , Alberta T0L 0A0

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