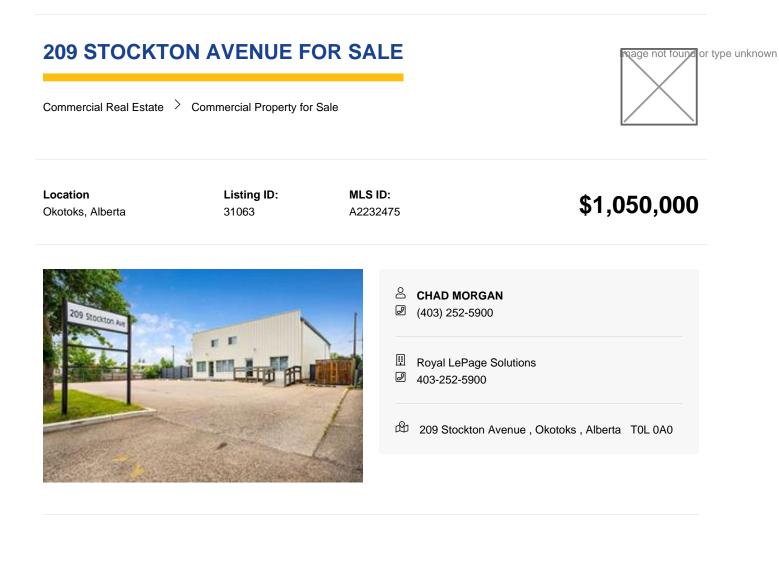


Generated: Jun 24, 2025, 9:12:19

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Transaction Type	<b>Title</b>	<b>Zoning</b>
For Sale	Fee Simple	IBP
Subdivision	Building Type	Year Built
Business Park	Free-Standing	2000
<b>Structure Type</b>	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)	<b>Cooling</b>
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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