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200, 14 CRYSTALRIDGE DRIVE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Okotoks, Alberta



Listing ID:
33079


MLS ID:
A2273342

\$599,900



 **JULIE PARRY**
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 RE/MAX First
 403-278-2900

 200, 14 Crystalridge Drive , Okotoks , Alberta T1S 2C3

Transaction Type For Sale	Days On Market 130	Zoning IBP
Subdivision Crystalridge	Building Type Strip Mall	Year Built 2007
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Office
Legal Plan 0514226	Building Area (Sq. Ft.) 1639.15	Building Area (Sq. M.) 152.28
Lot Size (Acres) 0.00	Roof Asphalt Shingle	Cooling Central Air
Heating Forced Air,Natural Gas	Inclusions Refrigerator, air conditioner	Restrictions Utility Right Of Way
Reports Floor Plans		

Fantastic opportunity to own half of the 2nd floor of this great commercial unit. This unit has lots of potential for a multitude of uses, at one time it was split into 2 tenants and could easily be split again if you wanted to have a smaller space for your business and rent out the other side. This unit is currently being used a spa and salon, please note the fixtures belong to the tenant and will be removed. This is a great location with lots of natural light, your own heating and cooling controls. There is a reception with a kitchen area and a washroom with tiled flooring (there is potential for a 2nd washroom but it is currently being used as the laundry). There is a huge room with large windows (this is currently used for the hairdressing stations), there are 3 private rooms and another area that would make a great shared space. The unit has modern paint colours and gorgeous flooring. There is additional storage space and an entrance to the back staircase. The building is well maintained and there is lots of parking for your customers. This is a great unit in a fabulous location! View 3D Tour.

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