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## 68 NORTH RAILWAY STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Okotoks, Alberta



**Listing ID:**  
33707


**MLS ID:**  
A2281176

**\$839,000**



 **CHRIS PODESKY**  
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 403-861-3498

 68 North Railway Street , Okotoks , Alberta T1S1J3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 70	<b>Zoning</b> D
<b>Subdivision</b> Heritage Okotoks	<b>Year Built</b> 1987	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1650E
<b>Building Area (Sq. Ft.)</b> 2275.00	<b>Building Area (Sq. M.)</b> 211.35	<b>Lot Size (Sq. Ft.)</b> 8615
<b>Lot Size (Acres)</b> 0.20	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Slab
<b>Cooling</b> None	<b>Heating</b> Boiler, Forced Air, Natural Gas	<b>Lot Features</b> Back Lane, Corner Lot, Landscaped, Level, Paved, See Remarks
<b>Inclusions</b> none	<b>Restrictions</b> None Known	<b>Reports</b> RPR Without Compliance, Title

Well-located commercial building in Okotoks offering an excellent corner exposure and on-site parking. This 2,275 sq. ft. air-conditioned space features five private offices, a welcoming reception area, a dedicated meeting room, and two bathrooms. Large windows throughout provide excellent natural light. Situated in a high-traffic area with outstanding visibility, the property is further enhanced by in-floor heating, making it an efficient and comfortable workspace year-round.

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