

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 126, 40 SOUTHBANK CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Okotoks, Alberta



**Listing ID:**  
33884


**MLS ID:**  
A2284053

**\$295,000**



 **BENNETT EDWARDSON**  
 (403) 973-0238

 Manchester Properties Inc.  
 403-212-5375

 126, 40 Southbank Crescent , Okotoks , Alberta T1S5S8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 124
<b>Zoning</b> IBP	<b>Subdivision</b> Southbank Business Park	<b>Building Type</b> Warehouse
<b>Year Built</b> 2025	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2510954	<b>Building Area (Sq. Ft.)</b> 1000.00
<b>Building Area (Sq. M.)</b> 92.90	<b>Inclusions</b> N/A	<b>Restrictions</b> Condo/Strata Approval,See Remarks

#### Reports

Building Plans,Condo/Strata Bylaws

RARE 1,000 Sq. Ft. warehouse condo bay for sale in Okotoks! The E42 Venture Bays is unique and thoughtful development of versatile bays that can be used for light industrial uses, office, retail (on discretionary basis) or private use. Unit 126 (Condo Unit 13) is the 1,000 Sq. Ft. 'Crowsnest' unit. Each unit has a clear ceiling height of 17'4" feet, sewer connection, 200 Amp Panel, Unit heater, toilet/plumbing rough ins, one 14' x 14' overhead door. Ideal for light industrial use, contractor shop and office, boutique retail/consumer service, warehouse, boat & RV storage, and several other commercial uses subject to Town of Okotoks approval and in accordance with condo bylaws. Excellent location across the street from the Southbank Centre with Costco, Home Depot, Sport Chek, Winners, Save-On-Foods, McDonald's and more. With 4 different layouts to choose from, this affordable commercial condo complex can offer the perfect launchpad for many different types of businesses – crafted with the goal of supporting small to medium sized local businesses. Buy a single 1,000 Sq. Ft. bay or combine multiple bays for 6,250 Sq. Ft. + configurations. Multiple units, options and configurations available! Note: There are uses that are prohibited in the condo bylaws.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.