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330, 40 SOUTHBANK CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Okotoks, Alberta



Listing ID:
33885


MLS ID:
A2284062

\$923,000



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

 Manchester Properties Inc.
 403-212-5375

 330, 40 Southbank Crescent , Okotoks , Alberta T1S5S8

Transaction Type For Sale	Title Fee Simple	Days On Market 64
Zoning IBP	Subdivision Southbank Business Park	Building Type Warehouse
Year Built 2025	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 2510954	Building Area (Sq. Ft.) 3125.00
Building Area (Sq. M.) 290.32	Inclusions N/A	Restrictions Condo/Strata Approval,See Remarks

Reports

Building Plans,Condo/Strata Bylaws

Double drive in 3,125 Sq. Ft. warehouse condo 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 330 (Condo Unit 38) is the 3,125 Sq. Ft. 'BOW' unit. Each unit has a clear ceiling height of 17'4" feet, sewer connection, 200 Amp Sub Panel, Unit heater, toilet/plumbing rough ins, TWO 14' x 14' overhead doors and floor drain. 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 3,125 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.

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