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200, 40 ELIZABETH STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Okotoks, Alberta



Listing ID:
34641

MLS ID:
A2297100

\$15



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

 200, 40 Elizabeth Street , Okotoks , Alberta T1S1A2

Transaction Type For Lease	Days On Market 62	Lease Amount 15.00
Lease Frequency Annually	Subdivision Heritage Okotoks	Year Built 1981
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 2615.00	Building Area (Sq. M.) 242.94	Inclusions N/A
Restrictions None Known	Reports None	

Exceptional opportunity to lease a well-appointed office space in the heart of Downtown Okotoks. Located in a professionally maintained building with elevator access, this unit offers excellent accessibility for both clients and staff, along with the convenience of an on-site parking lot. Previously operated as a dental surgery, the space is thoughtfully designed and highly functional. It features a spacious reception and waiting area complete with built-in counters and desks, five private offices (two equipped with sinks), and a large open-concept workspace with partial partitioning for added privacy. Additional highlights include a generous staff room with sink (which could easily be converted into an additional office), as well as a separate room equipped with two sinks, extensive counter space, cabinetry, and a hood fan—ideal for a variety of professional or medical uses. This versatile unit offers excellent potential for a wide range of business applications in a prime downtown location. Lease rate: \$15.00 per sq. ft. + operating costs of \$13.41 per sq. ft. (includes electricity, heat, and water).

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