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2 ELK AVENUE FOR SALE

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Commercial Real Estate > Commercial Property for Sale

Location
Okotoks, Alberta



Listing ID:
35128

MLS ID:
A2307617

\$699,900



 **DAYLA FULLER**
 (403) 267-0000

 Charles
 403-267-0000

 2 Elk Avenue , Okotoks , Alberta T1S 1J8

Transaction Type For Sale	Days On Market 2	Zoning D
Subdivision NONE	Building Type Mixed Use	Year Built 1947
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 4563I	Building Area (Sq. Ft.) 1065.27	Building Area (Sq. M.) 98.97
Lot Size (Sq. Ft.) 5750	Lot Size (Acres) 0.13	Construction Type Vinyl Siding,Wood Frame
Roof Asphalt Shingle	Foundation Poured Concrete	Heating Forced Air
Inclusions Stove in garage for basement suite, Washer/dryer in basement	Restrictions None Known	Reports Floor Plans

Welcome to this beautifully updated 1947 bungalow located in the heart of downtown Okotoks, offering an exceptional opportunity for entrepreneurs, investors, or those seeking a flexible live/work lifestyle. Zoned for mixed use and positioned just steps from Elizabeth Street, this property offers excellent visibility, strong curb appeal, and endless potential. The main floor is currently configured for commercial/retail use and was extensively renovated in 2022. Features include a bright and modern interior with new windows, commercial-grade vinyl flooring, knockdown ceilings, updated insulation and drywall, upgraded electrical, heat pumps, air make-up system, and a camera/security system. The layout includes a spacious retail/reception area with built-in desk, two large offices or treatment rooms—both featuring built-in sinks and individual heating/AC controls—a wheelchair-accessible 2-piece bathroom, storage room, utility room, and washer/dryer. The lower level features a separate private entrance leading to a bright and spacious legal 2-bedroom basement suite. Designed with comfort and functionality in mind, the suite offers large windows, a white kitchen with ample counter space, open dining and living areas, vinyl plank flooring, two generously sized bedrooms with newer carpet, a 3-piece bathroom, stacked washer/dryer, and additional storage space. The legal suite just requires the reinstallation of a stainless steel stove and full-size refrigerator to complete the setup. Additional updates completed in 2022 include the furnace, fire-rated knockdown ceiling, upgraded electrical, garage improvements, and more. Outside, enjoy a large yard, concrete walkways, access ramp, new fencing, and a 20x24 garage with updated siding and roof plus a framed room offering additional flexibility. This is a rare turnkey opportunity where the hard work has already been done—simply move in and start running your business, investing, or enjoying the flexibility of downtown mixed-use living.

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