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## 4, 64146 393 LOOP E FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Rural Foothills County, Alberta


**Listing ID:**  
35216

**MLS ID:**  
A2303408

**\$665,000**



 **BARRY HARVEY**  
 (403) 807-7839

 Royal LePage Solutions  
 403-982-3838

  
4, 64146 393 Loop E, Rural Foothills County , Alberta T1S 0L1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 27	<b>Zoning</b> BP
<b>Subdivision</b> NONE	<b>Nearest Town</b> Okotoks	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2012	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1212628	<b>Building Area (Sq. Ft.)</b> 2382.07
<b>Building Area (Sq. M.)</b> 221.30	<b>Lot Size (Sq. Ft.)</b> 2382	<b>Lot Size (Acres)</b> 0.05
<b>Parking</b> 2	<b>Inclusions</b> Washer/Dryer and Compressor	<b>Restrictions</b> Restrictive Covenant
<b>Reports</b> None		

Great opportunity to own a mixed-use unit in Warner Business Park. Located in the Brierson Building with easy access off Highway 2 between Okotoks and Aldersyde. This property blends functionality & accessibility . Offering 2383 sq feet on the main level plus an additional 1174 sq feet on the developed mezzanine . Two bathrooms (one featuring a shower and the second with washer/dryer), 220 outlets on the main floor and an upper mezzanine area., alley access to two overhead doors. Near Volker Stevin, Regional Fieldhouse and many other major facilities. Terrific access to Aldersyde Overpass/#2 Hwy, 2A and Hwy 7. Minutes to Okotoks, High River and South Calgary.

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