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77 ELMA STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Okotoks, Alberta



Listing ID:
35361


MLS ID:
A2313669

\$649,000



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 77 Elma Street W, Okotoks , Alberta T1S 1J8

Transaction Type For Sale	Days On Market 1	Zoning D
Subdivision Heritage Okotoks	Year Built 1927	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 4563I
Building Area (Sq. Ft.) 1200.00	Building Area (Sq. M.) 111.48	Lot Size (Sq. Ft.) 5750
Lot Size (Acres) 0.13	Inclusions Dishwasher, Dryer, Electric Range, Refrigerator, Washer	Restrictions None Known
Reports None		

THIS IS A RARE FIND! Zoned for commercial or residential use, this charming heritage property offers an incredible opportunity to own or start a business on highly sought-after Elma Street — one of Okotoks' most historic, vibrant, and walkable locations. With summer approaching and Elma Street becoming bustling with locals and visitors, this is the perfect time to establish your business among many other successful shops, boutiques, cafes, and professional businesses already thriving in the area. Situated on a large, private, tree-filled lot, this beautifully maintained 1.5 storey property offers outstanding curb appeal with an updated exterior, classic white picket fence, welcoming covered veranda, and a stunning backyard oasis complete with a pond and beautiful flower beds — creating a peaceful and memorable setting for clients, customers, or personal enjoyment. Zoned Heritage Mixed Use, the property offers exceptional flexibility for a variety of business ventures, professional services, boutique retail, wellness spaces, office use, or as a unique residence. Inside, the property is filled with timeless charm and character, featuring beautiful original wood detailing, original fir flooring, high ceilings, and a warm, inviting layout. The main floor includes a spacious living room and dining area, bright kitchen with breakfast nook addition, updated 4-piece bathroom, and a main floor bedroom or office space. Upstairs offers two generously sized rooms, ideal for additional offices, treatment rooms, meeting spaces, or bedrooms. The partially developed basement provides a large flex space plus ample storage. Extensive updates over the years provide peace of mind, including new shingles, eavestroughs and soffit, updated electrical, newer hot water tank, new water line to the main, updated exterior, new fence and back deck, along with ongoing improvements since the early 2000s including plumbing, wiring, furnace, and sump pump. Properties on Elma Street rarely come available — especially with this level of character, exposure, flexibility, and zoning potential. A truly unique opportunity for business owners, investors, or those looking for a one-of-a-kind live/work property in the heart of Okotoks.

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