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20, 64062 393 AVENUE E FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Rural Foothills County, Alberta



Listing ID:
35377


MLS ID:
A2313927

\$829,000



 **DAN SHUTE**
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 Tyler Realty Corp Ltd
 403-253-0333

 20, 64062 393 Avenue E, Rural Foothills County , Alberta T1S 0L1

Transaction Type For Sale	Title Fee Simple	Days On Market 21
Zoning Business Park - BP	Subdivision NONE	Nearest Town Okotoks
Building Type Condo Complex	Year Built 2015	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan Condo Plan 1
Building Area (Sq. Ft.) 3997.00	Building Area (Sq. M.) 371.33	Inclusions Work bench, auto O/H door opener
Restrictions See Remarks	Reports Condo/Strata Bylaws	

Ownership opportunity in a fully occupied complex! -- this clean unit available to occupy as of July 1, 2026 and very functional. 3,997 sq. ft. comprised of 3,208 sq. ft. +/- warehouse and 790 sq. ft. of 2nd level office space (permitted and engineered). Excellent accessible location just east of Okotoks and just off Hwy #2 at the Hwy7/2A exit. Double row front paved parking. Sprinklered building. The warehouse features a 2-compartment floor sump and efficient radiant heating. Good circulation and loading depth at the rear. The 16' x 16' overhead door comes complete with an automated opener. FENCED YARD yard storage space is included! (Approx. 3,200 sq. ft. in size. Main level washroom is barrier-free. Upper level office space is clean and efficient - open office work area, private office with natural light, coffee counter with sink, washroom that INCLUDES a shower. Lots of ceiling height in the warehouse. Translucent panels near the top of the overhead door add desirable natural light to the warehouse bay. Just 14 minutes +/- south on HWY 2 from Calgary City limits. Just 5 minutes to the growing Town of Okotoks that is soon to be 31,000 people! Call for more information.

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