



**GRASSROOTS**  
REALTY GROUP

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40A Elizabeth Street  
Okotoks, Alberta

MLS # A2234429



**\$25 per sq.ft.**

Division: Heritage Okotoks

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,121 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Great retail space in a fabulous location in downtown Okotoks. This 1121 sq ft space has tiled flooring, lots of natural light from the south facing windows and both street parking and a parking lot for the building making it easy for your customers. Downtown Okotoks has a variety of events going on throughout the year which means a lot of foot traffic too. Lease rate is \$25 per square foot and op costs for 2025 are \$13.69 per square foot which includes heat, water, sewer and electric. Please note the 3D tour shows the space as it was, the front room has been removed and the ceiling is open ready for your ideas!