

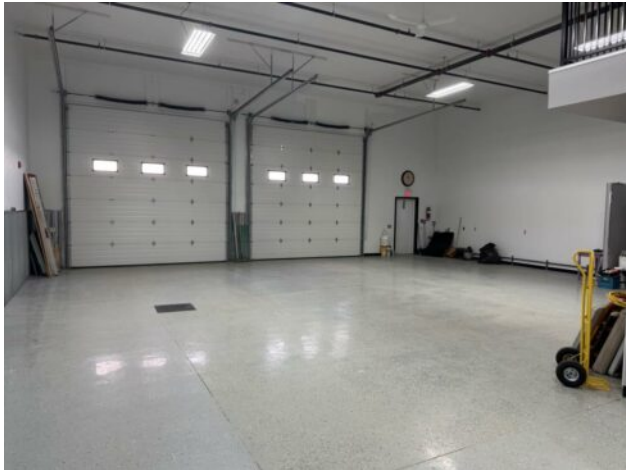


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**6, 64146 393 LOOP E Avenue E
Rural Foothills County, Alberta**

MLS # A2248000



\$650,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,512 sq.ft.

Zoning: BP

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

NEED EXTRA SPACE... BUSINESS SHOP??? ... Exceptionally located Commercial Bay for Sale , access to highways and close to Okotoks. Discover this versatile and well-appointed commercial space designed to meet a variety of business needs. Featuring epoxy floors with in-floor heating throughout offering year-round comfort and efficiency. The two 14' x 14' overhead doors with 18 ft ceilings provide seamless access for deliveries, equipment, or vehicle storage . Inside, you'll find a spacious front office measuring 21' x 17', ideal for administrative operations or client-face to face services. A modern 3-piece washroom adds convenience for staff and visitors alike. The mezzanine is situated above the office space , roughly 500 sq ft. of storage which overlooks the shop space. Whether you're expanding your operations , launching a new venture, this property combines functionality, accessibility, and comfort in one impressive package. Don't miss this opportunity to elevate your business in a space built for success.