



GRASSROOTS
REALTY GROUP

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114 Elma Street W
Okotoks, Alberta

MLS # A2289760



\$699,900

Division: Heritage Okotoks

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 865 sq.ft.

Zoning: D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.13 Acre

Sewer: -

Lot Feat: -

Inclusions: Fridge, Electric Stove, Hood fan, built-in dishwasher, washer, dryer

Located on one of Okotoks's most established mixed residential/commercial streets, this property offers excellent visibility and a setting surrounded by some of the town's most recognized independent shops and local businesses. With steady local and tourist traffic throughout the year, Elma Street continues to be one of the most desirable places in town to establish a storefront. Purchased in 2017, the building was thoughtfully reimagined by the current owner. The interior was taken back to the drywall stage, allowing for a complete update of the building's core systems, including all new electrical and plumbing, full asbestos remediation, and the addition of air conditioning. Today, the space feels warm and inviting, with brick accent walls, neutral décor, and ambient lighting that create an atmosphere well suited for retail or other client-facing businesses. The interior also features a beautifully renovated bathroom, exterior decks that extend the usable space, and a fully functioning kitchen complete with appliances, many of which have seen very little use. The property sits on a 5,500+ square foot lot with alley access and additional rear parking, while benefiting from excellent exposure — an important advantage for businesses looking to be easily seen and found. Currently home to a successful clothing boutique relocating within Okotoks. If you've been waiting for the right place and time to level up your business, this is it!