



200, 40 Elizabeth Street
Okotoks, Alberta

MLS # A2297100



\$15 per sq.ft.

Division: Heritage Okotoks

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,615 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional opportunity to lease a well-appointed office space in the heart of Downtown Okotoks. Located in a professionally maintained building with elevator access, this unit offers excellent accessibility for both clients and staff, along with the convenience of an on-site parking lot. Previously operated as a dental surgery, the space is thoughtfully designed and highly functional. It features a spacious reception and waiting area complete with built-in counters and desks, five private offices (two equipped with sinks), and a large open-concept workspace with partial partitioning for added privacy. Additional highlights include a generous staff room with sink (which could easily be converted into an additional office), as well as a separate room equipped with two sinks, extensive counter space, cabinetry, and a hood fan—ideal for a variety of professional or medical uses. This versatile unit offers excellent potential for a wide range of business applications in a prime downtown location. Lease rate: \$15.00 per sq. ft. + operating costs of \$13.41 per sq. ft. (includes electricity, heat, and water).