



GRASSROOTS
REALTY GROUP

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**1101 & 1103 North Railway Street
Okotoks, Alberta**

MLS # A2069526



\$2,250,000

Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,491 sq.ft.

Zoning: IBP

Heating: Forced Air, Natural Gas, Radiant

Floors: -

Roof: Metal, Tar/Gravel

Exterior: Brick, Concrete, Metal Siding , Other

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Welcome to this one of a kind commercial property located in the heart of Okotoks. Situated on a massive corner lot in a sought after and prime location featuring unmatched visibility along North Railway Street. This commercial building comes complete with two separate titled units offering a fantastic investment opportunity! The first unit features an office with street frontage and large shop with overhead door totaling 1880sqft. The second unit offers 5 car wash bays, 3 with tandems (two vehicles each) lower level office with corner frontage, plus a 2nd level office space and storage featuring 5610sqft. Total combined building square footage is 7490sqft of operational space. This complete property sale also features all of the car wash equipment, mechanical room & bay equipment, storage and everything you need for your future dream opportunity. Please do not approach the staff. Massive opportunity here. Call your Realtor today!