



**150 Woodgate Road
Okotoks, Alberta**

MLS # A2226593



\$2,950,000

Division:	NONE
Type:	Retail
Bus. Type:	Animal Grooming,Auto Parts,Child Care,Church,Commercial ,Fitness,Health S
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,000 sq.ft.
Zoning:	GC

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.72 Acre
Sewer:	-	Lot Feat:	-

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

Located at 150 Woodgate Road in Okotoks, this property offers an excellent opportunity for an owner user, investor, or business operator seeking a well located commercial building with strong long term potential. While the property is currently operating as a liquor store, the real value of this offering extends well beyond the existing business use. The building may be suitable for a wide range of future commercial applications, subject to zoning, permitting, licensing, and municipal approvals. Potential uses could include a fitness facility, daycare, bottle depot, specialty retail, medical or wellness clinic, professional office, personal service business, community-focused retail, or other commercial concepts requiring a visible and accessible location. For an owner operator, the property provides the opportunity to control occupancy costs rather than lease space from a third party. For an investor, it offers a tangible real estate asset with flexibility for future repositioning, leasing, or redevelopment strategies. This kind of ownership opportunity can be especially attractive in a growing market where well located commercial properties with adaptable layouts are increasingly difficult to secure. The existing liquor store operation may be continued by a purchaser who sees value in the current business; however, buyers are not limited to that use. The property can also be viewed as a flexible commercial real estate acquisition suitable for a new business concept, expansion location, or long term investment hold. Whether acquired for the existing retail operation, converted for a different end user, or held as a strategic commercial asset, 150 Woodgate Road represents a compelling opportunity in the Okotoks market.