



**GRASSROOTS**  
REALTY GROUP

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126, 40 Southbank Crescent  
Okotoks, Alberta

MLS # A2284053



**\$295,000**

**Division:** Southbank Business Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** E42 Venture Bays

**Bus. Name:** -

**Size:** 1,000 sq.ft.

**Zoning:** IBP

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

RARE 1,000 Sq. Ft. warehouse condo bay for sale in Okotoks! The E42 Venture Bays is unique and thoughtful development of versatile bays that can be used for light industrial uses, office, retail (on discretionary basis) or private use. Unit 126 (Condo Unit 13) is the 1,000 Sq. Ft. "Crownsnest" unit. Each unit has a clear ceiling height of 17'4" feet, sewer connection, 200 Amp Panel, Unit heater, toilet/plumbing rough ins, one 14' x 14' overhead door. Ideal for light industrial use, contractor shop and office, boutique retail/consumer service, warehouse, boat & RV storage, and several other commercial uses subject to Town of Okotoks approval and in accordance with condo bylaws. Excellent location across the street from the Southbank Centre with Costco, Home Depot, Sport Chek, Winners, Save-On-Foods, McDonald's and more. With 4 different layouts to choose from, this affordable commercial condo complex can offer the perfect launchpad for many different types of businesses - crafted with the goal of supporting small to medium sized local businesses. Buy a single 1,000 Sq. Ft. bay or combine multiple bays for 6,250 Sq. Ft. + configurations. Multiple units, options and configurations available! Note: There are uses that are prohibited in the condo bylaws.