



GRASSROOTS
REALTY GROUP

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**306, 40 Southbank Crescent
Okotoks, Alberta**

MLS # A2295257



\$375,000

Division: Southbank Business Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: E42 Venture Bays

Bus. Name: -

Size: 1,250 sq.ft.

Zoning: IBP

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

1,250 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 306 (Condo Unit 35) is the 1,250 Sq. Ft. "Clearwater" 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. + (or more) configurations. Multiple units, options and configurations available! Note: There are uses that are prohibited in the condo bylaws.