



GRASSROOTS

REALTY GROUP

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4, 64146 393 Loop E
Rural Foothills County, Alberta

MLS # A2303408



\$665,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,382 sq.ft.

Zoning: BP

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.05 Acre

Sewer: -

Lot Feat: -

Inclusions: Washer/Dryer and Compressor

Great opportunity to own a mixed-use unit in Warner Business Park. Located in the Brierson Building with easy access off Highway 2 between Okotoks and Aldersyde. This property blends functionality & accessibility . Offering 2383 sq feet on the main level plus an additional 1174 sq feet on the developed mezzanine . Two bathrooms (one featuring a shower and the second with washer/dryer), 220 outlets on the main floor and an upper mezzanine area., alley access to two overhead doors. Near Volker Stevin, Regional Fieldhouse and many other major facilities. Terrific access to Aldersyde Overpass/#2 Hwy, 2A and Hwy 7. Minutes to Okotoks, High River and South Calgary.