



**GRASSROOTS**  
REALTY GROUP

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20, 64062 393 Avenue E  
Rural Foothills County, Alberta

MLS # A2313927



**\$829,000**

Division: NONE  
Type: Industrial  
Bus. Type: -  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 3,997 sq.ft.  
Zoning: Business Park - BP

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

Inclusions: Work bench, auto O/H door opener

Ownership opportunity in a fully occupied complex! -- this clean unit available to occupy as of July 1, 2026 and very functional. 3,997 sq. ft. comprised of 3,208 sq. ft. +/- warehouse and 790 sq. ft. of 2nd level office space (permitted and engineered). Excellent accessible location just east of Okotoks and just off Hwy #2 at the Hwy7/2A exit. Double row front paved parking. Sprinklered building. The warehouse features a 2-compartment floor sump and efficient radiant heating. Good circulation and loading depth at the rear. The 16' x 16' overhead door comes complete with an automated opener. FENCED YARD yard storage space is included! (Approx. 3,200 sq. ft. in size. Main level washroom is barrier-free. Upper level office space is clean and efficient - open office work area, private office with natural light, coffee counter with sink, washroom that INCLUDES a shower. Lots of ceiling height in the warehouse. Translucent panels near the top of the overhead door add desirable natural light to the warehouse bay. Just 14 minutes +/- south on HWY 2 from Calgary City limits. Just 5 minutes to the growing Town of Okotoks that is soon to be 31,000 people! Call for more information.