



GRASSROOTS
REALTY GROUP

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206 Stockton Avenue
Okotoks, Alberta

MLS # A2325647



\$950,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 4,015 sq.ft.
Zoning: IBP

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.31 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	TBD		

Rare opportunity to own a stand-alone commercial building in the heart of Okotoks's industrial area, offering both immediate income and future upside. Situated on a 0.31 acre fenced lot, the property features five parking stalls out front plus ample additional parking behind the building, adding flexibility for staff, customers, or operational use. With excellent access to downtown Okotoks, the business park, and Highway 2, this is a highly accessible location for a wide range of commercial users. The building is configured into two separate units, creating a strong opportunity for investors or owner-users looking to offset occupancy costs with rental income. Unit A offers over 3,000 sq. ft. and is ready for a new business, presenting immediate lease-up potential. This unit includes a spacious front retail or showroom area, private office, board room, kitchen, bathroom, and a large rear warehouse with a second bathroom and over 500 sq. ft. of mezzanine space. The flexible layout is well suited to a variety of business types and offers the ability to generate additional income right away. Unit B offers nearly 1,000 sq. ft. of commercial space and is leased to a successful veterinary business with approximately four years remaining on the current lease, providing stable income from an established tenant. This unit includes two bathrooms and a staff area with kitchen space in the back. Well maintained with updates completed throughout the years, including a rooftop renovation last year, this property offers a compelling mix of existing revenue, leasing potential, and functional space in one of Okotoks's key industrial locations.