



GRASSROOTS
REALTY GROUP

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#2, 220 North Railway Street
Okotoks, Alberta

MLS # A2328706



\$1,950,000

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	DECOR POINT
Bus. Name:	-
Size:	5,149 sq.ft.
Zoning:	(I2) Retail

Heating: Make-up Air

Floors: -

Roof: Asphalt

Exterior: -

Water: -

Sewer: -

Inclusions: list will be provided

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.16 Acre

Lot Feat: -

Excellent investment opportunity: a freestanding retail building with direct exposure on high-traffic North Street in Okotoks. The property offers more than 5,148 sq. ft., including a 1,170 sq. ft. tenant-occupied space with a lease term to 2028, plus a second 3,978 sq. ft. tenant space leased to 2027 with bay-door access. Located between the Okotoks Cinema and a car wash, the building also features a large pylon sign. A strong opportunity to own a well-positioned property and help secure your financial future.