



GRASSROOTS
REALTY GROUP

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20 Mcrae Street
Okotoks, Alberta

MLS # A2331997



\$675,000

Division: Business Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: We fix phone

Bus. Name: -

Size: 1,670 sq.ft.

Zoning: D

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Wood Frame

Water: -

Sewer: -

Inclusions: Fridge, stove

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.07 Acre

Lot Feat: -

Unbeatable Location & Versatile Zoning in Downtown Okotoks! Situated in a high-visibility location in the heart of Okotoks' downtown business district, this commercial property offers exceptional potential. Zoned Downtown District (DD), the site supports a dynamic mix of commercial, retail, office, and residential uses—making it perfect for an owner-user or an ambitious developer looking to redevelop a larger structure option, further enhancing the property's potential. Prime exposure, easy access, excellent surrounding parking, and a thriving local economy. Main floor commercial tenant is on a month-to-month lease, while the second floor is vacant and ready for immediate leasing to maximize rental yield. Rear residential tenant is on a month-to-month basis with a 60-day notice period. Brand new roof shingle replacement in 2025.