

# \$15 - 209, 40 Elizabeth Street, Okotoks

MLS® #A2183963

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.53 Acres

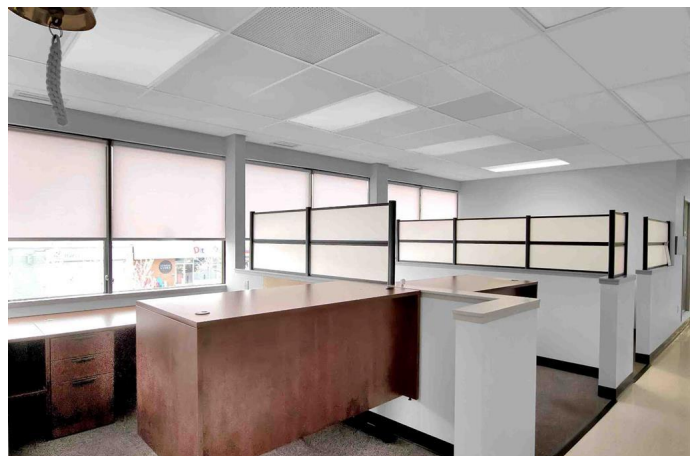
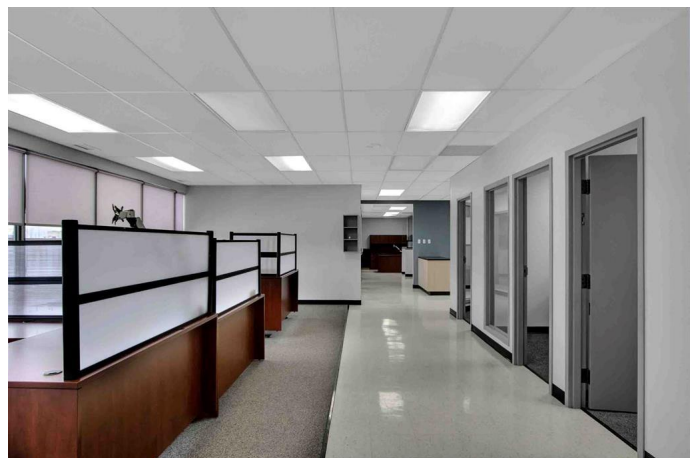
Heritage Okotoks, Okotoks, Alberta

Fabulous 2nd floor office space with lots of natural light situated in downtown Okotoks. This space features 9 cubical spaces, and 12 separate rooms for workspaces - over half of which have large windows and overlook the street below. There is an elevator in the building, and a car park for tenants and clients of the unit. A dedicated storage room and an additional flex room means there is plenty of storage space in the property. There's also a kitchen, and a dedicated meeting room space, making this the perfect fit for your business. The building itself has a prime location in the heart of Okotoks along a street with plenty of pedestrian traffic. The other tenants in the building include dentists, lawyers, accountants etc. This unit benefits from heat, water and electric being included in the operating cost which is 13.38 per square foot for 2025. Lease is \$15 per square foot + the operating costs of \$13.38 per square foot. This space must be viewed to be appreciated! Tour this space 3D. Click 3D/Multi Media/Virtual Tour.

Built in 2005

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2183963 |
| Price      | \$15     |
| Bathrooms  | 0.00     |
| Acres      | 0.53     |
| Year Built | 2005     |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Office     |
| Status   | Active     |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 209, 40 Elizabeth Street |
| Subdivision | Heritage Okotoks         |
| City        | Okotoks                  |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1S 1B1                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 20th, 2024 |
| Days on Market | 137                 |
| Zoning         | D                   |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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