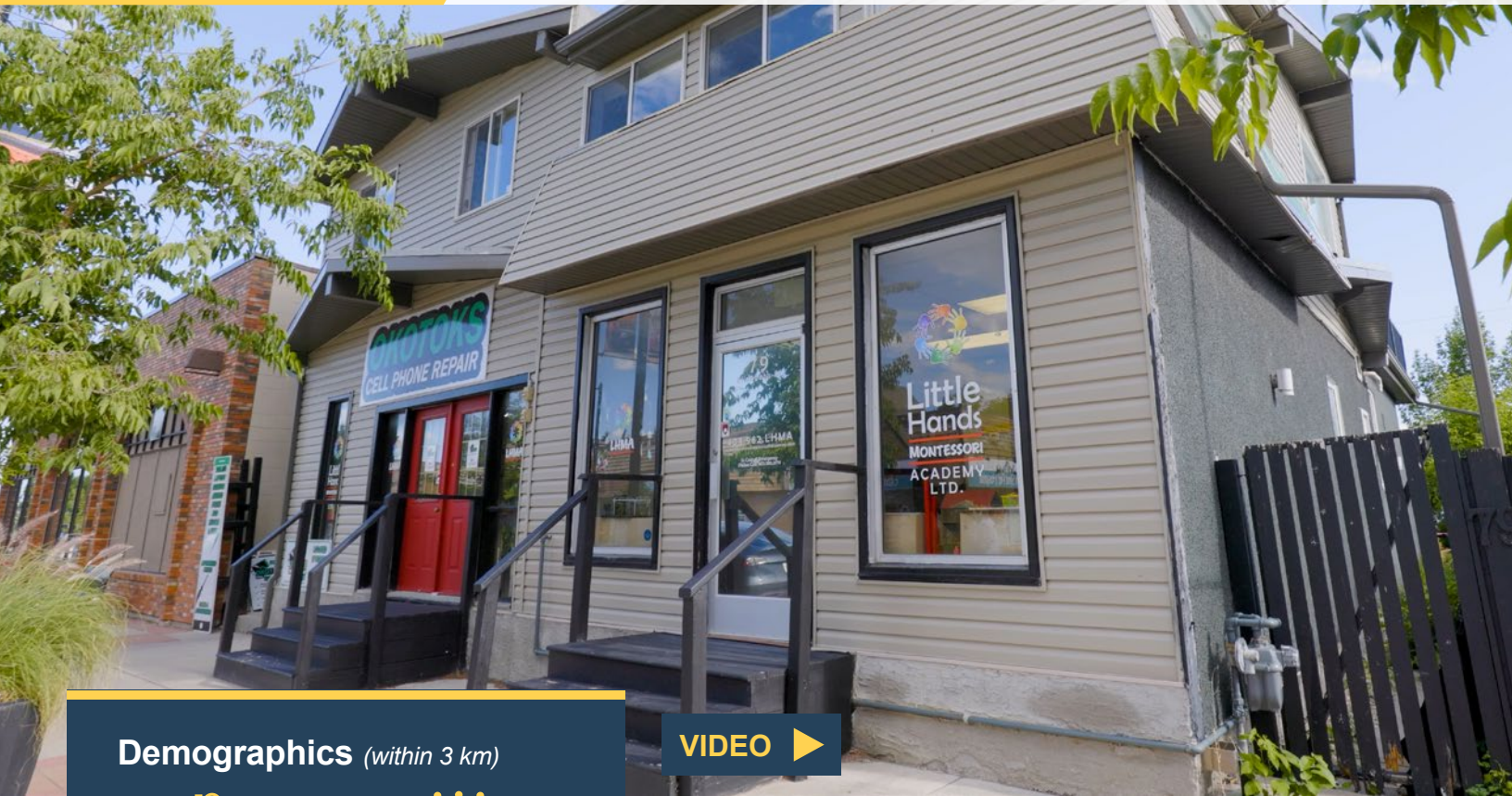


For Sale

79 Elizabeth Street | Okotoks, AB



Demographics (within 3 km)



NEIGHBORHOOD
Downtown District



POPULATION
29,411



MEDIAN AGE
38



HOUSEHOLD INCOME
\$111,681

Building Details



PARKING
7 Stalls



YEAR BUILT
1950



TRAFFIC COUNT
31,742 VPD | Northridge & Riverside S
31,100 VPD | Northridge Drive



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344
blackstonecommercial.com

VIDEO

Downtown Okotoks Retail

Located at 79 Elizabeth Street in Okotoks, Alberta, this commercial property offers a prime location for businesses seeking a thriving and vibrant environment. Situated in the heart of Okotoks, the property enjoys high visibility and easy access, making it an ideal choice for retail, office, or service-based ventures.

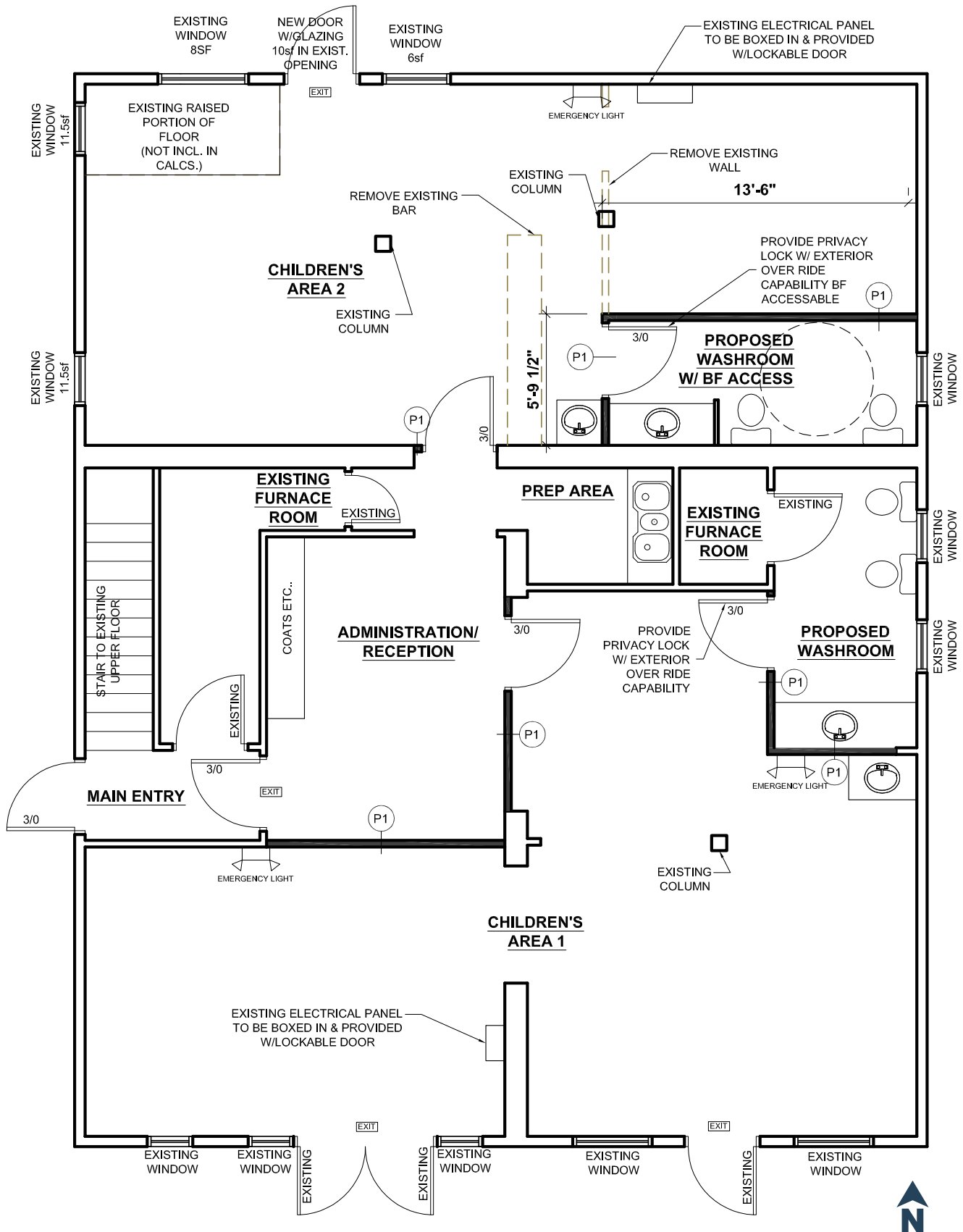
With its well-maintained facilities, the property creates an inviting atmosphere for customers and clients. Additionally, the surrounding area boasts a strong local economy, a diverse customer base, and ample parking options, further enhancing the business potential of this remarkable property.

**Current Tenants on 2nd Floor are willing to continue leasing, which will provide an immediate source of income.*

Property Details

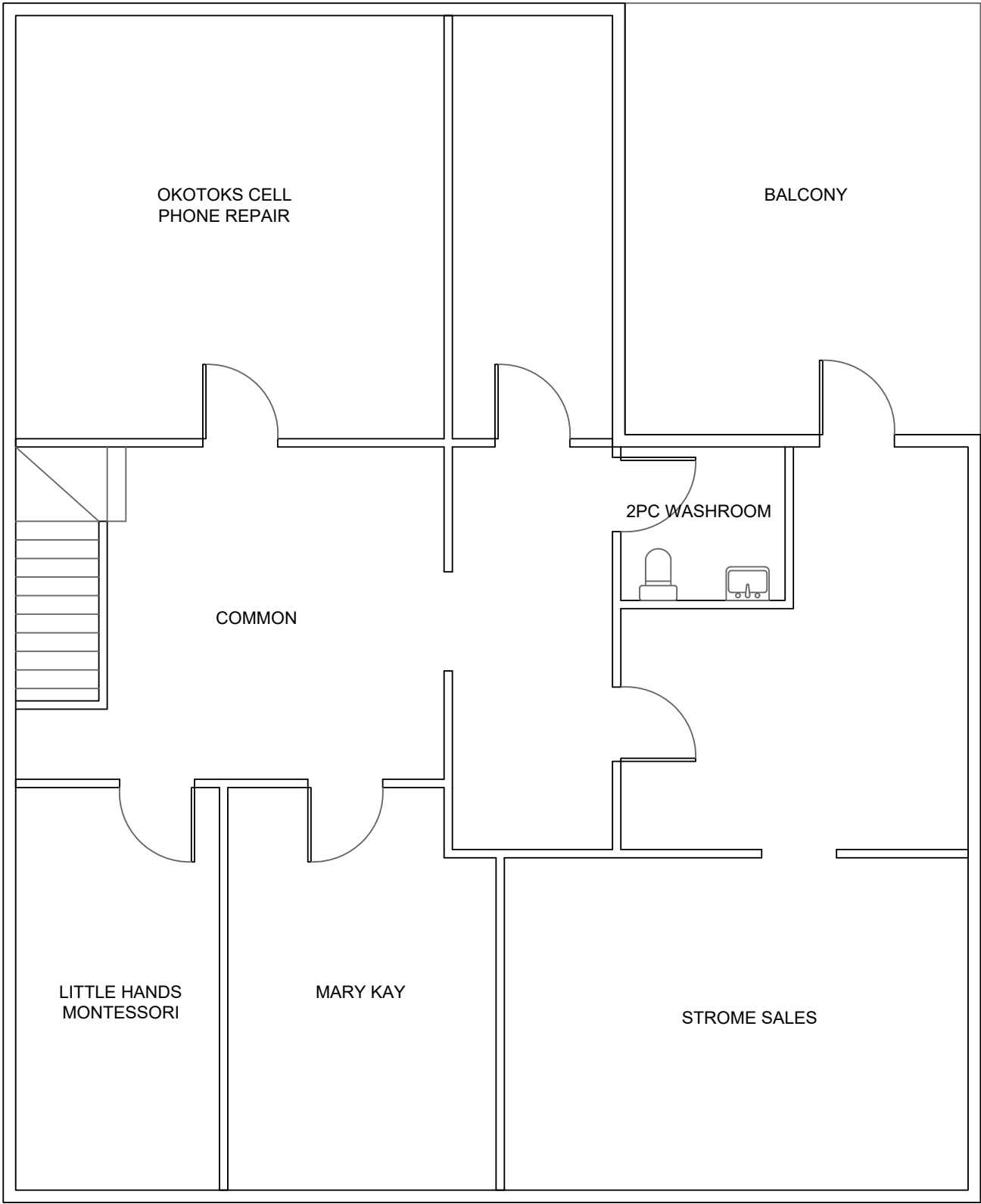
Building Size:	3,532 SF (Between 2 Floors)
Land Size:	0.15 acres (6,534 SF)
Legal:	Plan 4563I, Block A, Lots 41 & 42
Availability:	60 Days
Asking Price:	\$875,000.00
Property Tax:	\$6,928 (2023)
Zoning:	D (Downtown District)
Construction:	Concrete block masonry
HVAC:	Forced-air furnace
Ownership Type:	Fee Simple

Main Floor



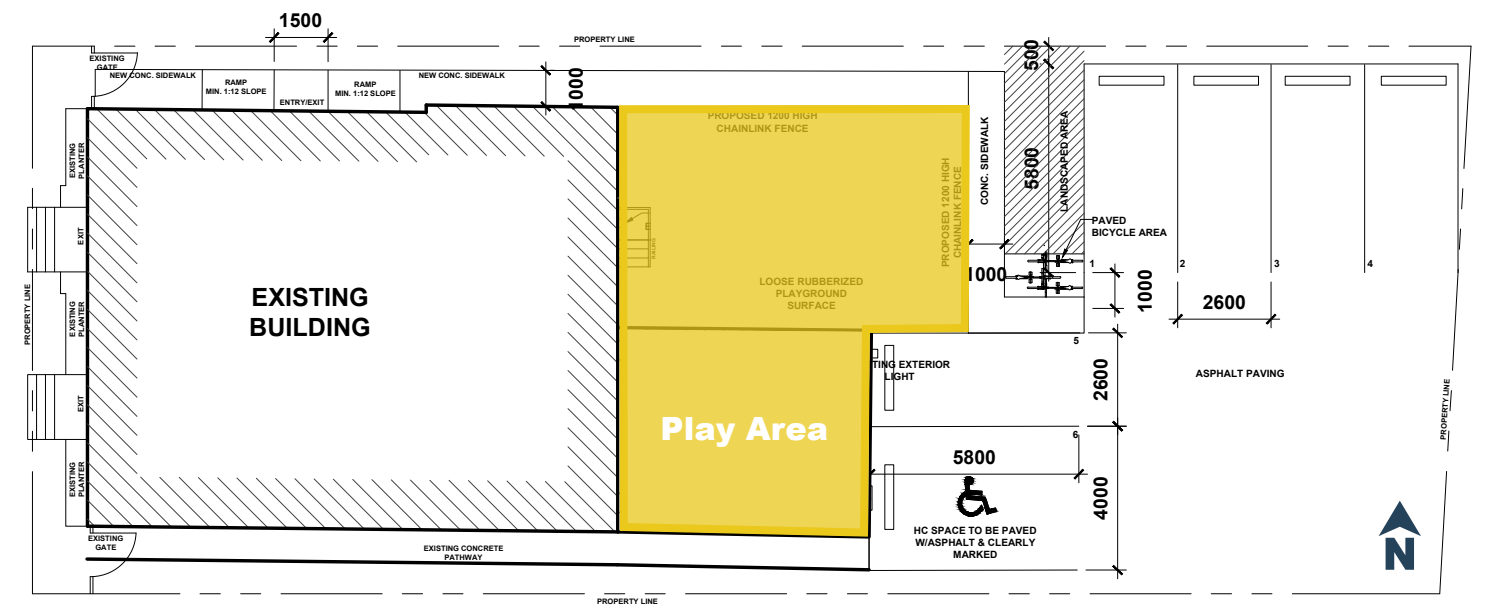
Floor Plan

Second Floor



Site Plan

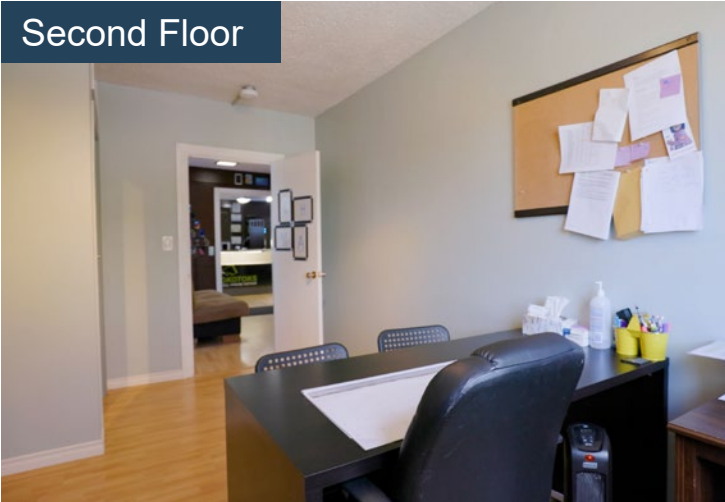
Land Size | 6,534 SF



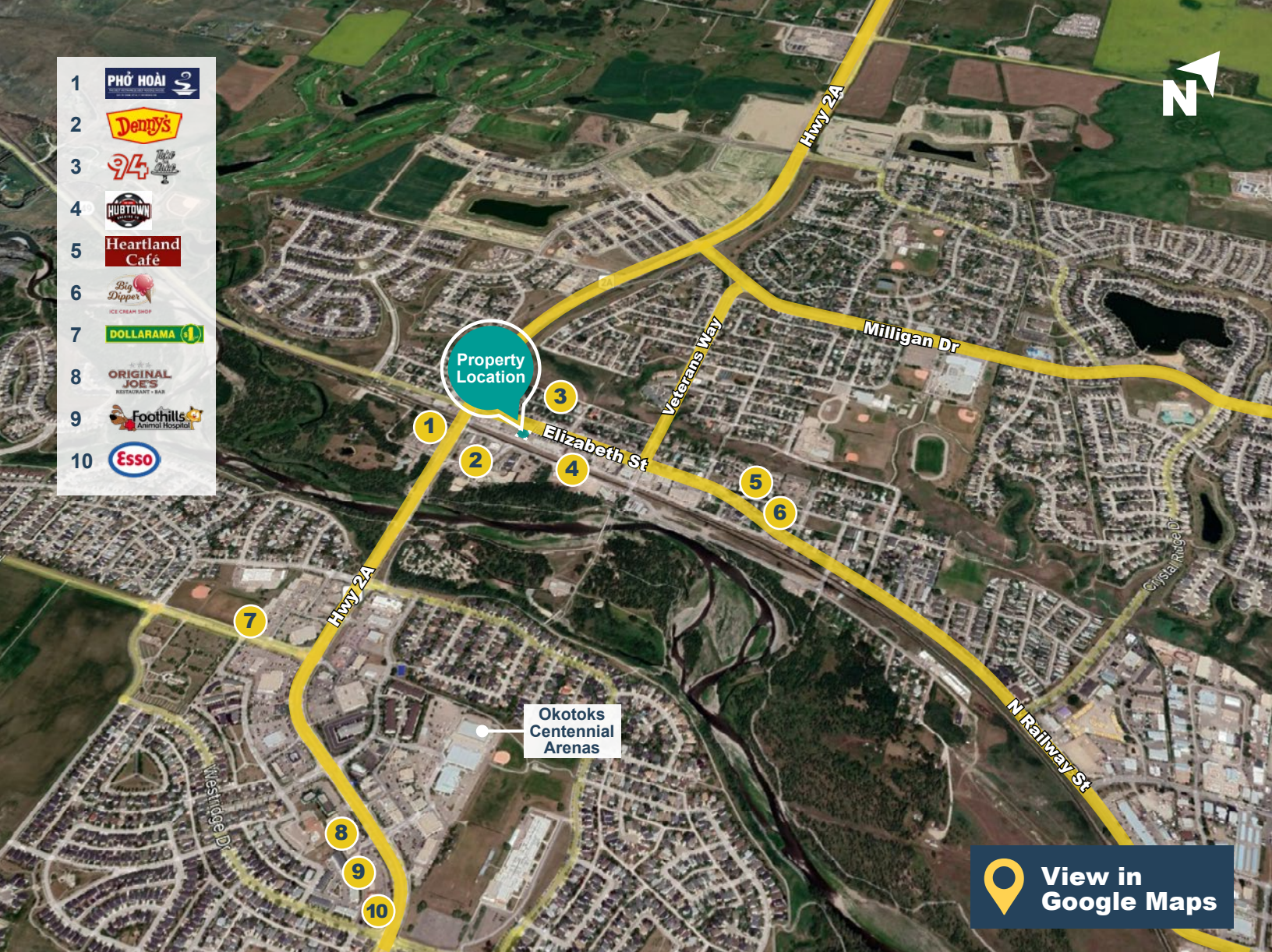
Main Floor



Second Floor



- 1 PHỞ HOÀI
- 2 Denny's
- 3 94
- 4 HUBTOWN
- 5 Heartland Café
- 6 Big Dippers
- 7 DOLLARAMA
- 8 ORIGINAL JOE'S
- 9 Foothills Animal Hospital
- 10 Esso



Thank you for your interest!

For More Info.

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