

**310, 40 Southbank Crescent  
Okotoks, Alberta**

**MLS # A2284068**



**\$737,500**

**Division:** Southbank Business Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** E42 Venture Bays

**Bus. Name:** -

**Size:** 2,500 sq.ft.

**Zoning:** IBP

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Double drive in 2,500 Sq. Ft. warehouse condo FOR SALE in Okotoks. The E42 Venture Bays is unique and thoughtful development of versatile bays that can be used for light industrial uses, office, retail (on discretionary basis) or private use. Unit 100 (Condo Unit 31) is the 2,500 Sq. Ft. "Highwood" unit. Each unit has a clear ceiling height of 17'4" feet, sewer connection, 200 Amp Sub Panel, Unit heater, toilet/plumbing rough ins, TWO 14' x 14' overhead doors and floor drain. Ideal for light industrial use, contractor shop and office, boutique retail/consumer service, warehouse, boat & RV storage, and several other commercial uses subject to Town of Okotoks approval and in accordance with condo bylaws. Excellent location across the street from the Southbank Centre with Costco, Home Depot, Sport Chek, Winners, Save-On-Foods, McDonald's and more. With 4 different layouts to choose from, this affordable commercial condo complex can offer the perfect launchpad for many different types of businesses — crafted with the goal of supporting small to medium sized local businesses. Buy a single 2,500 Sq. Ft. bay or combine multiple bays for 6,250 Sq. Ft. + configurations. Multiple units, options and configurations available! Note: There are uses that are prohibited in the condo bylaws.