



## 11103 North Railway Street Okotoks Alberta

\$2,450,000

Welcome to this one of a kind commercial property located in the heart of Okotoks and sitting in the most prime and sought after location, your corner lot on North Railway. Visibility can't be beat. This property has been set up as a 2 unit condo so a buyer could rent out one and use the other, rent out both or use both for your business needs. Comprised of two titled units, the first one features an office with street frontage and large shop with overhead door totaling 1880sqft. The second unit features your 5 car wash bays, 3 with tandems, lower level office with frontage, plus a 2nd level office space or living quarters comprised of 5610sqft. Both units share the common property. The property features all of the car wash equipment, mechanical room & bay equipment, storage and everything you need. This property is a land/lot and building sale. Owner would be willing to lease back Unit 2 on a term lease for 1+ years, instant cash flow. No condo fees are currently charged. Please do not approach the staff. Massive opportunity here. (id:6769)

Listing Presented By:



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ESTATE

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