



## 325 Woodgate Road Okotoks Alberta

\$20

FOR LEASE and or FOR SALE. This building was purpose-built in 1997 and used as the RCMP Detachment until it was sold to the present owner in 2014 when it was turned into offices. Situated on .91 acres with 33 designated parking stalls (some with plug-ins), paved lot with auto night lights. The building is 8597 sq. ft. (7127 sq. ft. ML) with 1470 sq. ft. in the developed basement, which consists of two large bathrooms (men's & ladies), a lunch/workout room. On the main floor there is a welcoming reception area, public bathroom, large well light conference room, plenty of offices, a kitchen, his/hers bathrooms and also 2 large drive-in, 2 heated bays with 10 ft. overhead doors, floor drains and storage rooms. Over-spec'd for HVAC, 7 gas furnaces, 3 a/c units and 2 industrial sized HWT's. EMERGENCY BACKUP GENERATOR! (id:6769)

Listing Presented By:



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