



## 4 Winters Okotoks Alberta

\$1,608,750

10,725 SF flex-hanger condo located in the Okotoks, AB. This clear span condo is located on the Okotoks Air Ranch Airport and comes with a large hanger door to provide airstrip access (if this is the intend use) and has a drive-in loading door at the front of the property. Built in 2008 this hanger is in great condition with very little wear and tear. Flexible zoning allows for a variety of uses outside of the airport and is in no way exclusive to airport uses. Property is fully services with city water, storm and sanitary sewer, gas, telephone and power (200 Amps, 120/208V, 3 phase). The unit dimensions are 88' wide and 120' deep with no internal columns. Ceiling height is 21' at its highest and 16' at its lowest. Property Tax: \$4,782.63 (2024) Condo Fees: 1,276.33/month Permitted Uses: Aerodrome, Government, Special Events, Agriculture - Urban. Discretionary Uses: Industrial - Light, Office, Education, Arts & Crafts, Pop-Up, Temporary Dwelling Unit(s). (id:6769)

Listing Presented By:



Originally Listed by:  
Charles

<http://www.3sixty5realestate.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca