



## 69 Elma Street Okotoks Alberta

\$895,000

For more information, please click Brochure button. This truly one-of-a-kind property offers standout character combined with modern functionality, perfectly situated on the sought-after Elma Street. Originally an 800 sq. ft. structure, the building was completely stripped down and rebuilt in 2019, with a 400 sq. ft. addition added to create a beautifully designed and highly functional 1,200 sq. ft. space. Zoned commercial and currently used as an office, this property is exceptionally versatile—ideal for a boutique, salon, gallery, or professional services. Its open-concept layout also makes it a great candidate for residential conversion or a live/work setup. The interior features durable vinyl plank flooring throughout, data cabling for modern tech requirements, and energy-efficient construction with excellent insulation. All major systems—electrical, plumbing, heating, and air conditioning—were updated during the 2019 rebuild. At the rear, you'll find a 12' x 14' fully insulated, heated, and serviced shop, plus a large covered cedar deck perfect for breaks or entertaining. Four off-lane parking stalls provide convenience for staff or clients. The exterior boasts highly durable cladding, ensuring long-lasting protection, and the architectural design—both inside and out—offers unmatched curb appeal. This is a rare opportunity to own a turnkey commercial space that effortlessly blends design, efficiency, and flexibility. Immaculately maintained and ready for immediate possession, there is truly nothing else like it on the market. (id:6769)

Listing Presented By:



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