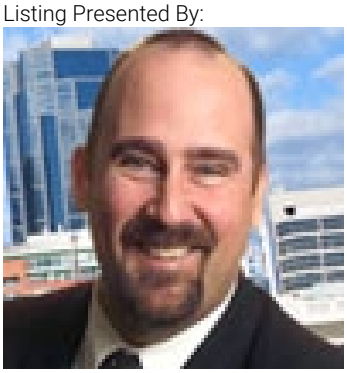


14 Crystalridge Drive Okotoks Alberta

$599,900

Excellent opportunity for investors or business owners to own their own commercial premises! This versatile second-floor unit offers tremendous potential for a variety of business uses and was previously configured for two separate tenants, making it possible to divide the space again. Use one side for your own business and lease the other side for additional income, or create the ideal layout for your growing business.The space is currently being used as a spa and salon. Please note that all existing salon and spa fixtures belong to the tenant and will be removed. The unit offers an abundance of natural light, its own heating and cooling controls, modern paint colours, and attractive flooring throughout.The current layout features a reception area with kitchen space, a washroom with tiled flooring, and potential for a second washroom, with that space currently being used as laundry. A large room with expansive windows provides an excellent open workspace, currently utilized for hairdressing stations. There are also three private rooms plus an additional area that would make an ideal shared workspace, meeting area, or collaborative space.Additional storage and convenient access to the rear staircase add to the functionality of the unit. The well-maintained building offers plenty of parking for customers and clients, making this an attractive option for a wide range of businesses.With its flexible layout, excellent natural light, ample parking, and potential to accommodate multiple tenants or your own business, this is a fantastic opportunity to own your commercial space and build equity while creating future income potential. Fabulous location and endless possibilities! View the 3D tour to explore the space. (id:6769)

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