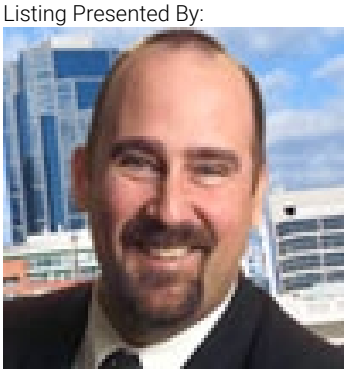



# 150 Woodgate Road Okotoks Alberta

$2,750,000

Located at 150 Woodgate Road in Okotoks, this property presents an excellent opportunity for an owner/operator, investor, or business owner seeking a well located commercial building with exceptional flexibility and strong long term potential. With its solid construction, adaptable layout, and variety of possible uses, this property offers the opportunity to establish or expand a business without the challenges and expense of developing a new commercial building from the ground up.One of the property's strongest features is its versatility. The building may be suitable for a wide range of commercial applications, including a fitness facility, daycare, bottle depot, specialty retail store, medical or wellness clinic, professional offices, personal service business, or other community focused commercial operations. The possibilities extend well beyond traditional retail, allowing prospective purchasers to explore a concept that best suits their business needs, subject to applicable zoning, permitting, licensing, and municipal approvals.The quality of construction and functionality of the building are particularly noteworthy. Built using substantial cinder block construction, the property offers the durability and solid structural characteristics that are increasingly expensive to replicate in today's construction market. A dedicated loading dock equipped with a dock leveler provides convenient access for deliveries, shipping, receiving, and inventory handling, making the property especially attractive to businesses requiring efficient logistics or regular product movement. Ample on site parking further enhances the property's functionality, providing convenient access for customers, employees, and service vehicles.For an owner/operator, this is an opportunity to establish a permanent business location while building equity in the real estate rather than paying rent t...

Listing Presented By:



Originally Listed by:
CIR Realty

http://www.robcampbell.ca/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca