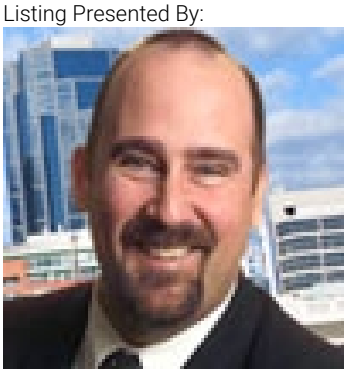


20 Mcrae Street Okotoks Alberta

$675,000

Unbeatable Location & Versatile Zoning in Downtown Okotoks! Situated in a high-visibility location in the heart of Okotoks' downtown business district, this commercial property offers exceptional potential. Zoned Downtown District (DD), the site supports a dynamic mix of commercial, retail, office, and residential uses--making it perfect for an owner-user or an ambitious developer looking to redevelop a larger structure option, further enhancing the property's potential. Prime exposure, easy access, excellent surrounding parking, and a thriving local economy. Main floor commercial tenant is on a month-to-month lease, while the second floor is vacant and ready for immediate leasing to maximize rental yield. Rear residential tenant is on a month-to-month basis with a 60-day notice period. Brand new roof shingle replacement in 2025. (id:6769)

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

RE/MAX Realty Professionals

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

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