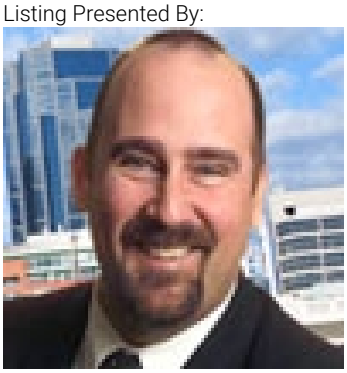


40 Elizabeth Street Okotoks Alberta

$15

Exceptional opportunity to lease a well-appointed office space in the heart of Downtown Okotoks. Located in a professionally maintained building with elevator access, this unit offers excellent accessibility for both clients and staff, along with the convenience of an on-site parking lot.Previously operated as a dental surgery, the space is thoughtfully designed and highly functional. It features a spacious reception and waiting area complete with built-in counters and desks, five private offices (two equipped with sinks), and a large open-concept workspace with partial partitioning for added privacy.Additional highlights include a generous staff room with sink (which could easily be converted into an additional office), as well as a separate room equipped with two sinks, extensive counter space, cabinetry, and a hood fan--ideal for a variety of professional or medical uses.This versatile unit offers excellent potential for a wide range of business applications in a prime downtown location.Lease rate: $15.00 per sq. ft. + operating costs of $13.41 per sq. ft. (includes electricity, heat, and water). (id:6769)

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