



## 40 Elizabeth Street Okotoks Alberta

\$15

Welcome to this great 2nd floor space that could be used as offices, massage etc. It features 3 offices, a boardroom and a waiting/break room area. There is laminate flooring throughout the space and it also features a private 3 piece bathroom with a tiled shower. This building has an elevator so it makes it easy for your clients to access. There is a parking lot for the building as well as on street parking. This building is situated in Downtown Okotoks and other tenants include, dental, lawyer, wine store, dance studio etc. There are public washrooms on this floor perfect for your clients too. The first office is 12'2" x 7'1" and has a closet with washing machine hook up. There are 2 more offices with large windows 11'5" x 9'3" and 11'8" x 7'3". There is an additional 11'9" x 7'9" space which again has large windows and could be used as additional office or board room space. There is a 9'7" x 7'7" waiting area/break room space with drybar and cupboards. This unit benefits from heat, water and electric being included in the operating cost which is 13.25 per square foot for 2024. Lease is \$15 per square foot + the operating costs of \$13.25 per square foot. This is a great location in Downtown Okotoks. (id:6769)

Listing Presented By:



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