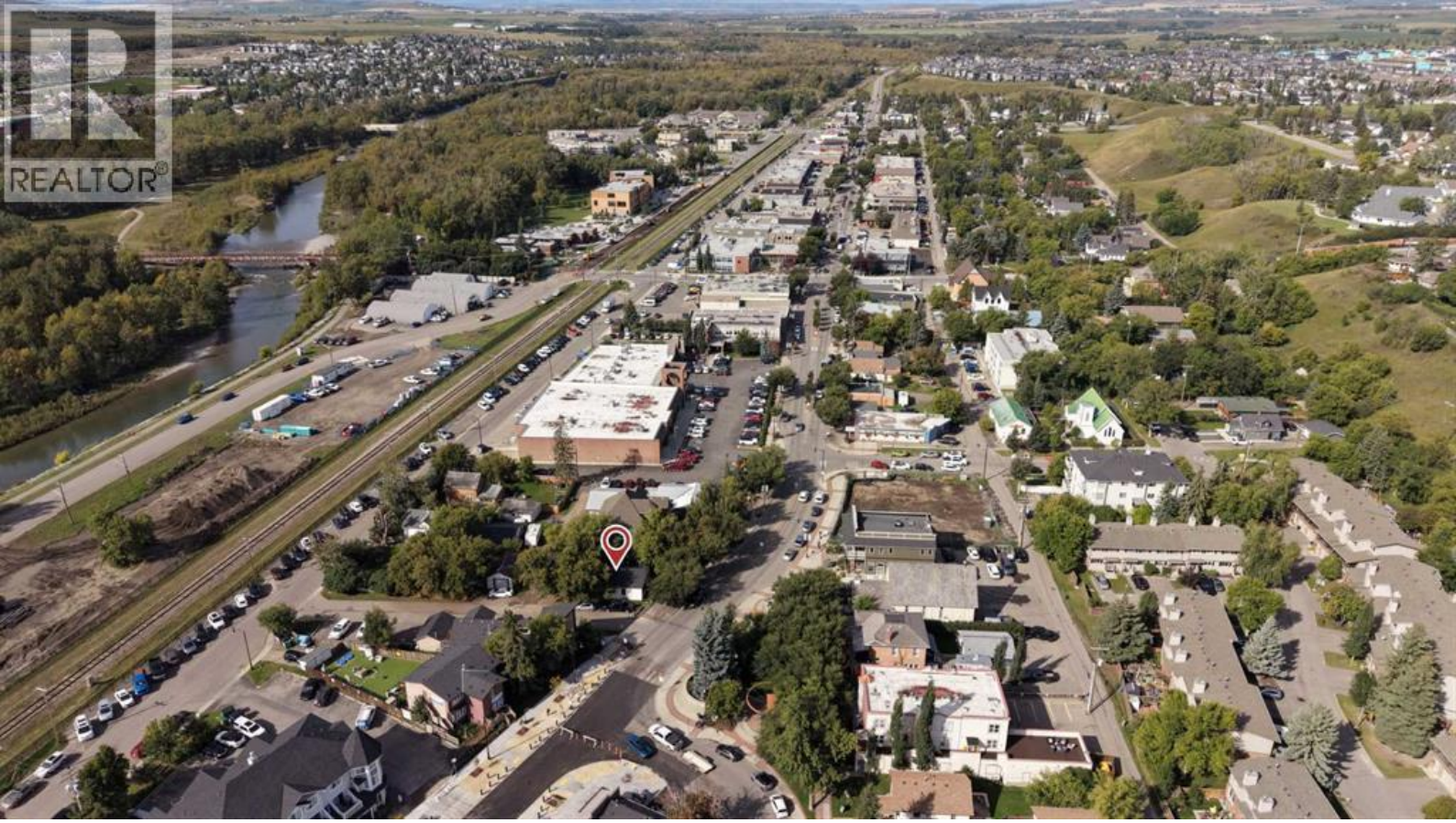


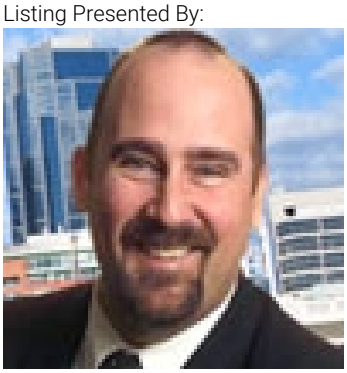
45 Mcrae Street Okotoks Alberta

$549,800

Welcome to 45 McRae Street in the heart of Downtown Okotoks, an exceptional opportunity to own a 4,335 sqft CORNER LOT with Downtown District (D) zoning, offering incredible flexibility for residential, commercial, or mixed-use possibilities. Positioned directly on the downtown strip and across from Old Towne Plaza with restaurants, shops, local businesses, and community gathering spaces just steps away, this is a highly visible location surrounded by the energy and activity that makes downtown Okotoks such a desirable destination. Frequent community events and steady pedestrian and vehicle traffic create excellent exposure for entrepreneurs, investors, or small business owners looking for a storefront or professional space, while the existing residence also provides the option to continue using the property as a home. The charming 684 sq. ft. bungalow features a bright and inviting living room with a large picture window overlooking McRae Street, a functional kitchen with updated cabinetry and plenty of workspace, two bedrooms, and a full bathroom highlighted by a freestanding tub and warm accents. The property has also seen UPGRADES TO THE FURNACE AND ELECTRICAL within the past 10+ years adding practical value to the existing building. Outside, the generous corner parcel offers multiple access points, including convenient access from the adjoining lane and rear alley, creating additional flexibility for parking, deliveries, future development, or business operations. A substantial 12'5" x 24'7" detached shed provides an impressive amount of additional storage or workspace. The Downtown District zoning is intended to support a vibrant, pedestrian-oriented town center with a blend of commercial, retail, office, community, and residential uses while encouraging thoughtful infill and redevelopment, making this property particularly appealing for anyone looking to cap...

Living room 13.75 Ft x 13.33 Ft
Kitchen 9.83 Ft x 13.33 Ft
Bedroom 10.17 Ft x 10.00 Ft
4pc Bathroom Measurements not available
Bedroom 7.17 Ft x 10.00 Ft
Other 7.92 Ft x 7.58 Ft

Listing Presented By:



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