

LOWER PRICE



Office-Warehouse Condominium INCLUDING Dedicated Fenced Yard Foothills County, AB T1S 0L1

- 3,997 square feet +/-
- 3,208 sq. ft. warehouse
- 790 sq. ft. developed, functional office space (engineered and permitted)
- \$799,000.00
- Property Taxes: \$751.84 per month (2026)
- Condo Fees: \$684.22 per month
- Availability: July 1, 2026
- 14 Minutes to Calgary City Limits
- OWNER-USER or investment opportunity
- Electrical: 200 amp., 3 phase – TBV
- Oversized electrical breaker panel with lots of capacity
- Heating: Radiant heat in warehouse
- Land Use – Business Park
- Loading: 16 ft. x 16 ft. – drive-in - Automated door opener!



Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

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Executive Summary



OFFERING SUMMARY

Sale Price: \$799,000

Price PSF: \$207.41

Building Size: 3,997 SF +/-

Warehouse: 3,208 SF +/-

Developed,

Functional

Office Space: 790 SF +/-
(engineered and
permitted)

Land Use: Business Park

PROPERTY OVERVIEW

FENCED YARD STORAGE! – 3,000 sq. ft. +/- directly behind the bay

Floor sump – dual compartment

Sprinklered building

Front paved parking – Double row

Property Taxes: \$751.84 per month (2026)

Condo Fees: \$684.22 per month

Loading: 16 ft. x 16 ft. – drive-in

Automated door opener!

Warehouse racking, workbench, office furniture is available

LOCATION OVERVIEW

14 Minutes to Calgary City Limits

Immediate and direct interchange access to Highway #2

5 minutes to Okotoks



Dan Shute

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General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).

Additional Photos



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Floor Plans



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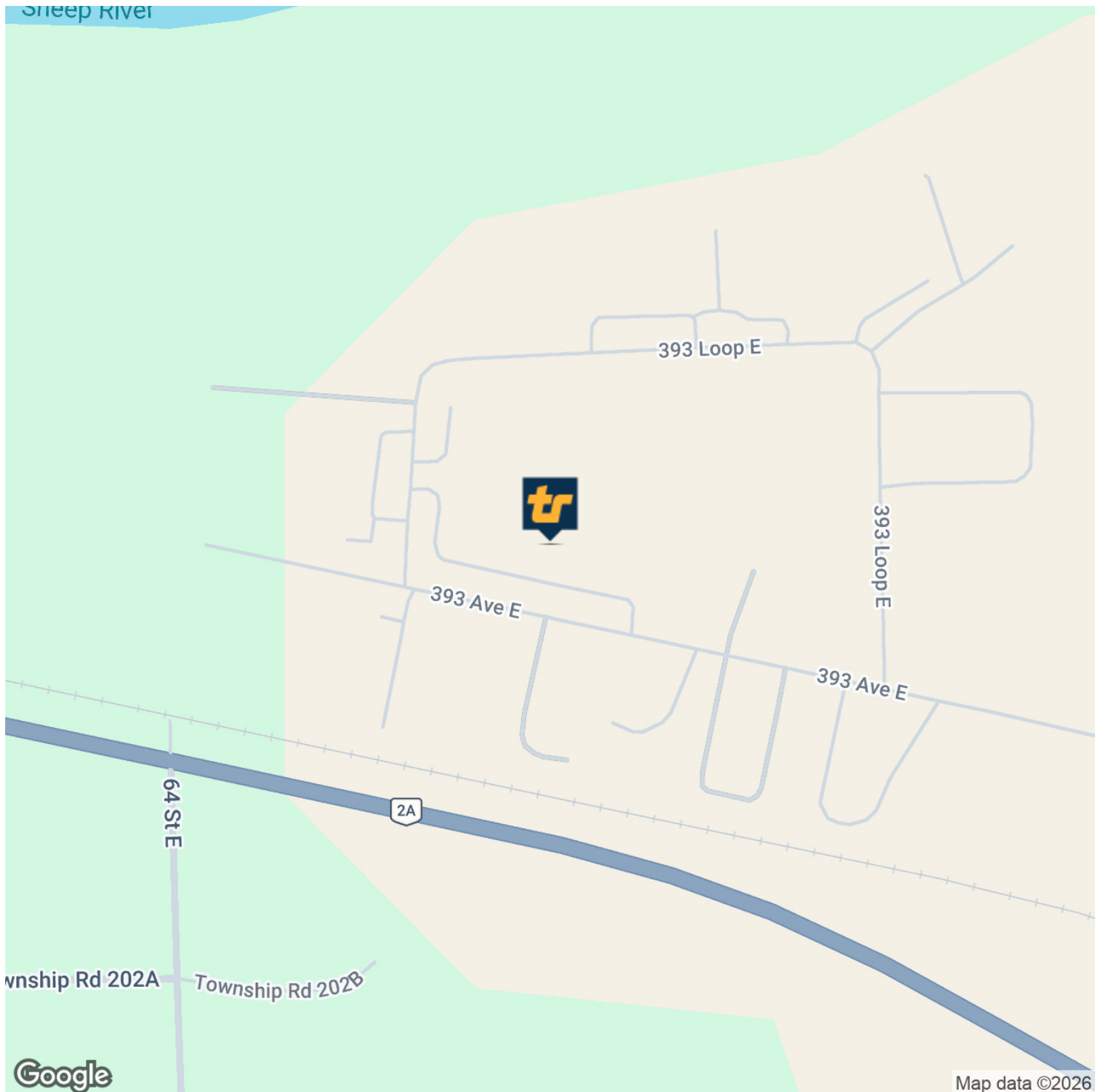
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Location Map



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