

# \$2,250,000 - 1101 & 1103 North Railway Street, Okotoks

MLS® #A2069526

**\$2,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Okotoks, Alberta

Welcome to this one of a kind commercial property located in the heart of Okotoks. Situated on a massive corner lot in a sought after and prime location featuring unmatched visibility along North Railway Street. This commercial building comes complete with two separate titled units offering a fantastic investment opportunity! The first unit features an office with street frontage and large shop with overhead door totaling 1880sqft. The second unit offers 5 car wash bays, 3 with tandems (two vehicles each) lower level office with corner frontage, plus a 2nd level office space and storage featuring 5610sqft. Total combined building square footage is 7490sqft of operational space. This complete property sale also features all of the car wash equipment, mechanical room & bay equipment, storage and everything you need for your future dream opportunity. Please do not approach the staff. Massive opportunity here. Call your Realtor today!

Built in 1980

## Essential Information

MLS® #	A2069526
Price	\$2,250,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial



Sub-Type	Business
Status	Active

### Community Information

Address	1101 & 1103 North Railway Street
Subdivision	NONE
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1P1

### Interior

Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air

### Exterior

Roof	Metal, Tar/Gravel
Construction	Brick, Concrete, Metal Siding, Other
Foundation	Poured Concrete

### Additional Information

Date Listed	August 3rd, 2023
Days on Market	635
Zoning	IBP

### Listing Details

Listing Office	CENTURY 21 FOOTHILLS REAL ESTATE
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