

# \$649,000 - 48, 64062 393 Avenue E, Rural Foothills County

MLS® #A2069977

**\$649,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

NONE, Rural Foothills County, Alberta

Warner Business Park promotes a spectacular location for your business. Excellent access to highways and close proximity to Okotoks. This commercial bay welcomes you with a store front style entrance leading to the front office portion which consists of developed office space and 1-2 piece bathroom. The balance of the main floor bay serves as excellent shop space; rear door access, 16X16 overhead door, 6" thick concrete slab with drain, 18' ceiling height and radiant tube heating. The mezzanine area is a self contained office space consisting of 2X offices, kitchenette, 1-2 piece bathroom and common area. Easy access to the property which has a paved frontage and gated rear entrance. There is an assigned exterior storage space providing flexibility for storage of material and equipment. Great investment for all business looking for office, shop and storage space. Please call for additional information.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2069977  |
| Price      | \$649,000 |
| Sold Price | \$615,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.07      |



|            |            |
|------------|------------|
| Year Built | 2014       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Sold       |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 48, 64062 393 Avenue E |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 0L1                |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

### Interior

|         |                                            |
|---------|--------------------------------------------|
| Heating | Baseboard, Overhead Heater(s), Natural Gas |
| Cooling | None                                       |

### Exterior

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 6th, 2023    |
| Date Sold      | December 15th, 2023 |
| Days on Market | 131                 |
| Zoning         | BP                  |
| HOA Fees       | 0.00                |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX REAL ESTATE (CENTRAL) |
|----------------|------------------------------|

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