

# \$28 - 102, 44 Riverside Gate, Okotoks

MLS® #A2093091

**\$28**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

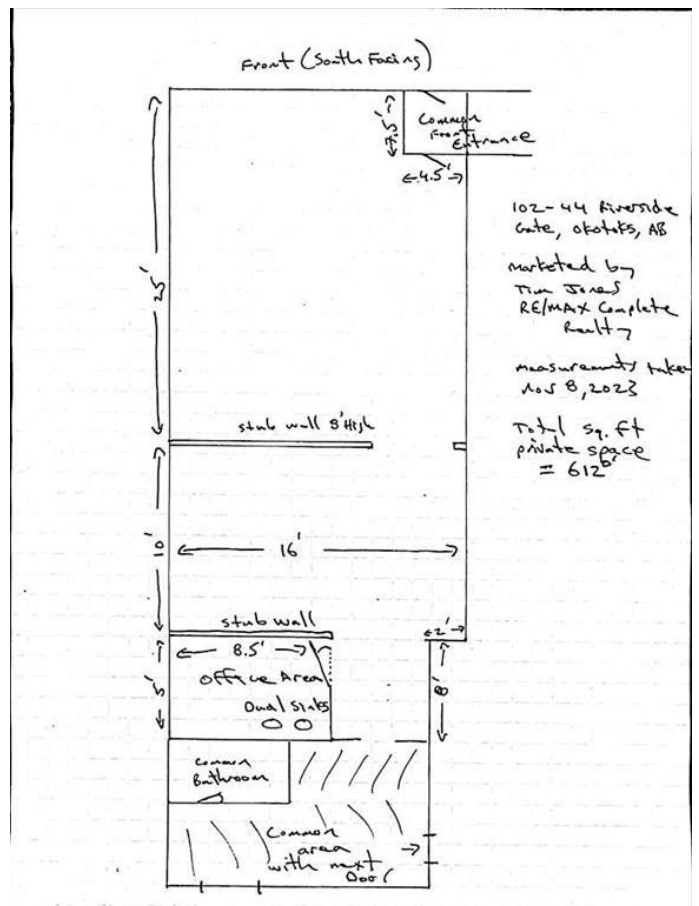
NONE, Okotoks, Alberta

Fantastic opportunity for retail or professional services type business in a fully leased location with good traffic flow. 612 sq ft of wide open space that currently has a stub wall to separate off a 10ft x 16ft area towards the back of the space. Great ground floor visual location with good parking in front and alongside the building. Various other business types in the complex with creates a great mix of client types. Op costs are \$9 per sq ft. Lease cost is \$28 per sq ft. = \$1,428/mo plus \$459/mo op costs. There is a shared common area bathroom at back of space with suite 100. Tenant is responsible for half share of utilities (gas and electricity) with suite 100 which is the same size and a vape shop. AC included. The private front entrance is accessed via a common area "entrance" of 9ft x 7.5ft which stops the cold air rushing in during the winter. Spaces of this size do not come up often. Check it out while is lasts!

Built in 2016

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2093091   |
| Price      | \$28       |
| Sold Price | \$28       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2016       |
| Type       | Commercial |



|          |        |
|----------|--------|
| Sub-Type | Retail |
| Status   | Sold   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 102, 44 Riverside Gate |
| Subdivision | NONE                   |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 1M3                |

### Amenities

|                |    |
|----------------|----|
| Parking Spaces | 20 |
|----------------|----|

### Exterior

|              |                       |
|--------------|-----------------------|
| Construction | Concrete, Metal Frame |
|--------------|-----------------------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2023 |
| Date Sold      | December 10th, 2023 |
| Days on Market | 27                  |
| HOA Fees       | 0.00                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX COMPLETE REALTY |
|----------------|------------------------|

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