\$599,900 - B46 & B50, 64089 393 Avenue E, Rural Foothills County

MLS® #A2120114

\$599,900

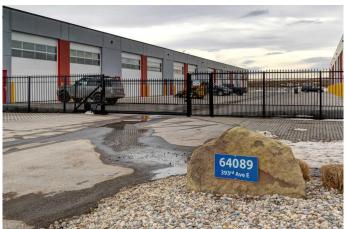
0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Rural Foothills County, Alberta

Need Space to have a Craft Hobby Shop

Facility, store your vehicles, toys, RV's and trailers? Or Looking to operate a small business. LOOK NO MORE. This Secure Double Bay Warehouse is an END UNIT (2389) sqft) gives you plenty of light with an extra 12 windows (South Exposure) in the Warner Warehouse Garages is located within the Warner Business Park which is conveniently located 5 minutes east of Okotoks, by Aldersyde. The Park is just off Highway #2, and a quick 10 minute drive south from Calgary. We're also a short 10 minute drive north from High River using convenient access to the highway #2 corridor. Features include: 2 pc bathroom and Rough Ins for another bathroom, Upgraded LED interior lighting, 2 Overhead "Reznor― closed combustion heaters. 2 Liftmaster Side mounted Garage Door Openers All concrete building â€" secure, durable and long lasting construction, Heavy duty 6― concrete flooring, DuroLast thermoplastic roofing membrane â€" strong and low maintenance, Interior concrete demising walls 5 ½â€• thick, Individually metered water, gas and power, Large double compartment floor sump, Over 19' interior height across entire unit – lots of room for mezzanine, Secure and personalized gated access for each garage unit, 24/7 access to your Warehouse Garage, 3' wide, insulated steel walk-in door with







security features, 16' X 16' insulated overhead door with 2 rows of window panels, 4 â€" T5 high output fluorescent light fixtures, 2 x 100 AMP electrical panel, Rear windows â€" lots of natural light (14 total Windows)! Paved courtyard between each Warner Warehouse building, with drive around ability, Front security fencing with sliding vehicle gates and man doors, Two sliding Security gates with remote operation, Building exterior well lit with LED lights, 1 common wheelchair accessible washroom in each of the three separate Warner Warehouse buildings, Professionally landscaped for an attractive look with low maintenance, 6' security fence closing in the rear yard area, Concrete filled bollards infront of each overhead door, 8' concrete apron in front of buildings. Low Condo Fees per month - \$241.50

Built in 2017

Essential Information

MLS® # A2120114 Price \$599,900 Sold Price \$599,900

Bathrooms 0.00
Acres 0.00
Year Built 2017

Type Commercial Sub-Type Industrial

Status Sold

Community Information

Address B46 & B50, 64089 393 Avenue E

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S 0L1

Interior

Heating Overhead Heater(s), Natural Gas

Cooling None

Exterior

Roof Concrete, Membrane

Construction Concrete

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2024

Date Sold April 23rd, 2024

Days on Market 19
Zoning BP
HOA Fees 0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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