

\$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 "secure, durable and long lasting construction, Heavy duty 6" concrete flooring, DuroLast thermoplastic roofing membrane "strong and low maintenance, Interior concrete demising walls 5 1/2" 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, 36" wide, insulated steel walk-in door with



security features, 16' X 16' insulated overhead door with 2 rows of window panels, 4 " T5 high output fluorescent light fixtures, 2 x 100 AMP electrical panel, Rear windows " 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 in front 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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