



**6, 64146 393 LOOP E Avenue E, Rural Foothills County, Alberta - \$650,000**



Main Photo

## Property Description

NEED EXTRA SPACE... BUSINESS SHOP??? ... Exceptionally located Commercial Bay for Sale , access to highways and close to Okotoks. Discover this versatile and well-appointed commercial space designed to meet a variety of business needs. Featuring epoxy floors with in-floor heating throughout offering year-round comfort and efficiency. The two 14' x 14' overhead doors with 18 ft ceilings provide seamless access for deliveries, equipment, or vehicle storage . Inside, you'll find a spacious front office measuring 21' x 17', ideal for administrative operations or client-face to face services. A modern 3-piece washroom adds convenience for staff and visitors alike. The mezzanine is situated above the office space , roughly 500 sq ft. of storage which overlooks the shop space. Whether you're expanding your operations , launching a

new venture, this property combines functionality, accessibility, and comfort in one impressive package. Don't miss this opportunity to elevate your business in a space built for success.

**REALTOR Referral**

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