

# \$599,900 - 18 Mcrae Street, Okotoks

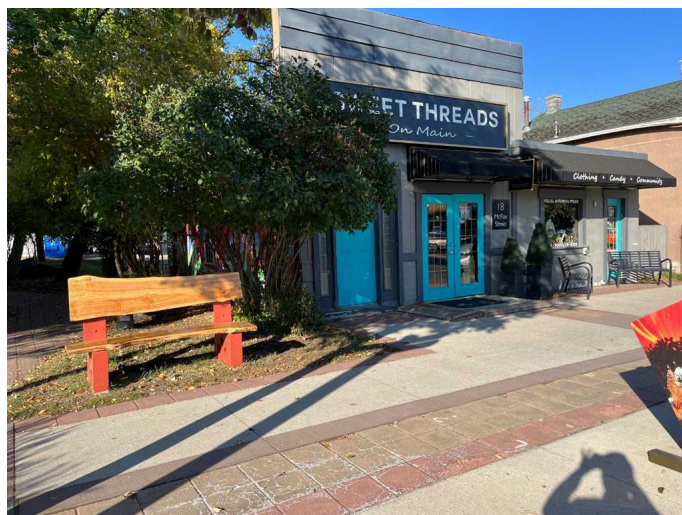
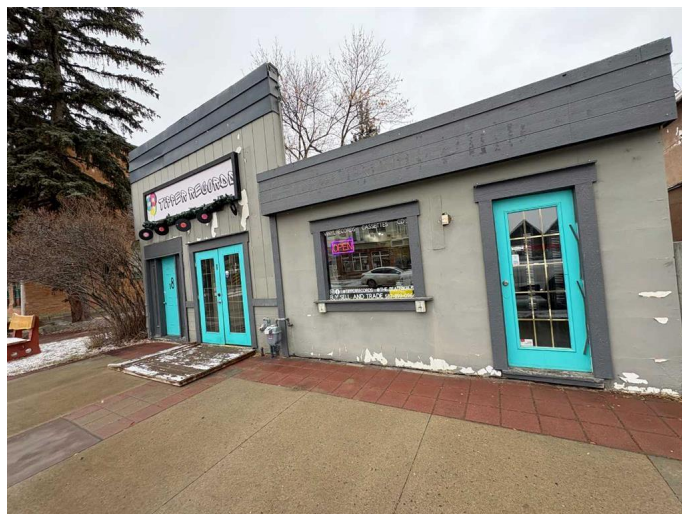
MLS® #A2202707

**\$599,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.06 Acres

Heritage Okotoks, Okotoks, Alberta

â€¢ This commercial property is located at prime downtown business district, in the heart of Okotoks. ZONED DOWNTOWN DISTRICT. This zoning offers a blend of business, commercial & residential uses. With its high visibility and easy access, that ideally for business/entrepreneur seeking ownership opportunity for retail, office, service or commercial based. This is also a great opportunity for developer/Builderâ€™s redevelopment for a larger new building with the combining of the next neighbour property (unit 20 McRae Street also for sale). In addition, the surrounding area boasts a strong local economy, a diverse customer base, and ample parking options, further enhancing the business potential of this remarkable property.



Built in 1953

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2202707   |
| Price      | \$599,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.06       |
| Year Built | 1953       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 18 Mcrae Street  |
| Subdivision | Heritage Okotoks |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 1Y6          |

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### **Exterior**

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Other, Slab     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 38               |
| Zoning         | D                |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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