

For Sale

64146 - 393 Loop East, Unit 11
Foothills County, Alberta

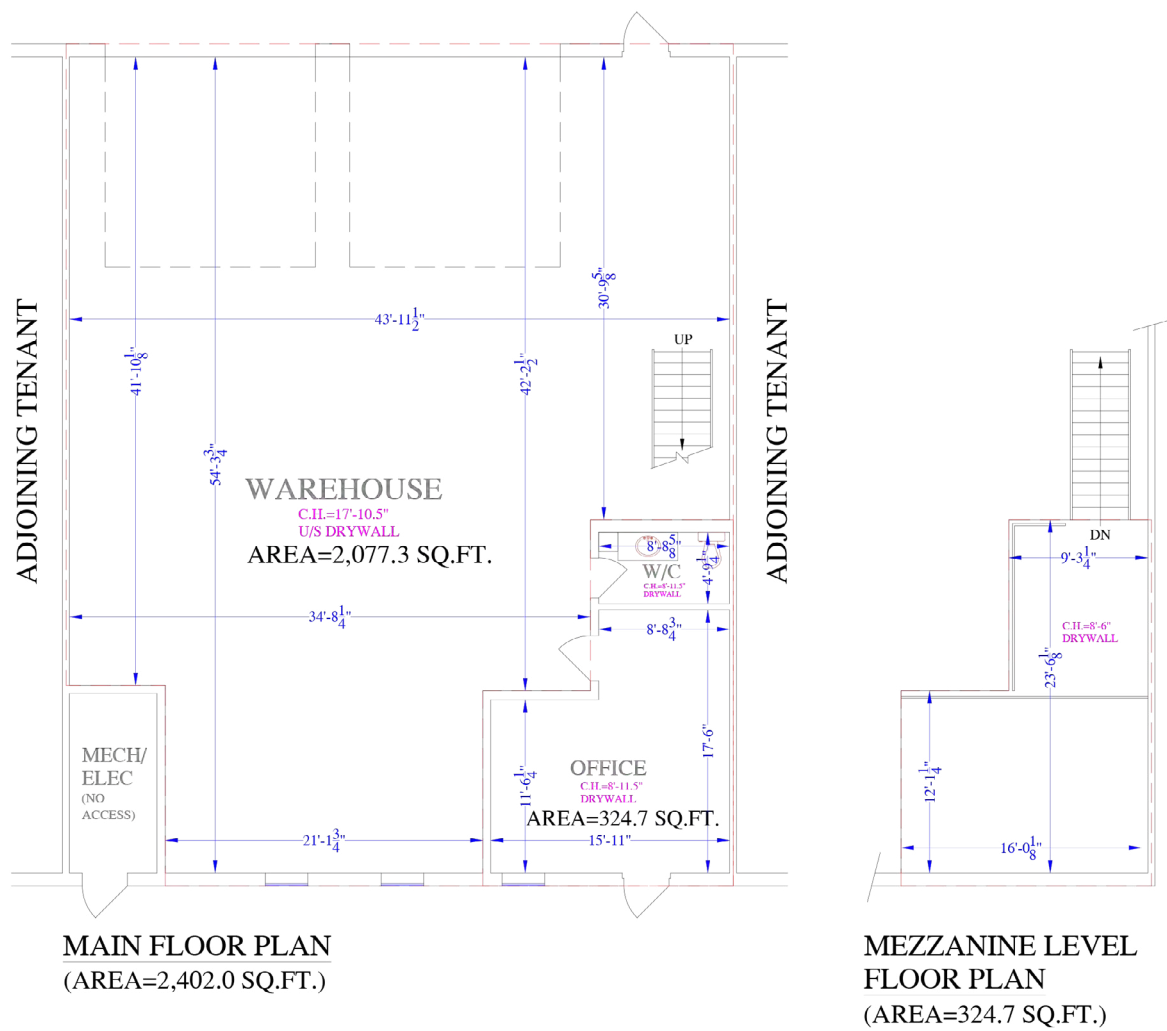
Warehouse and Office Space

- ± 2,402 SF available
- Drive-in loading
- Bonus mezzanine
- Close Proximity to Deerfoot Trail and Okotoks

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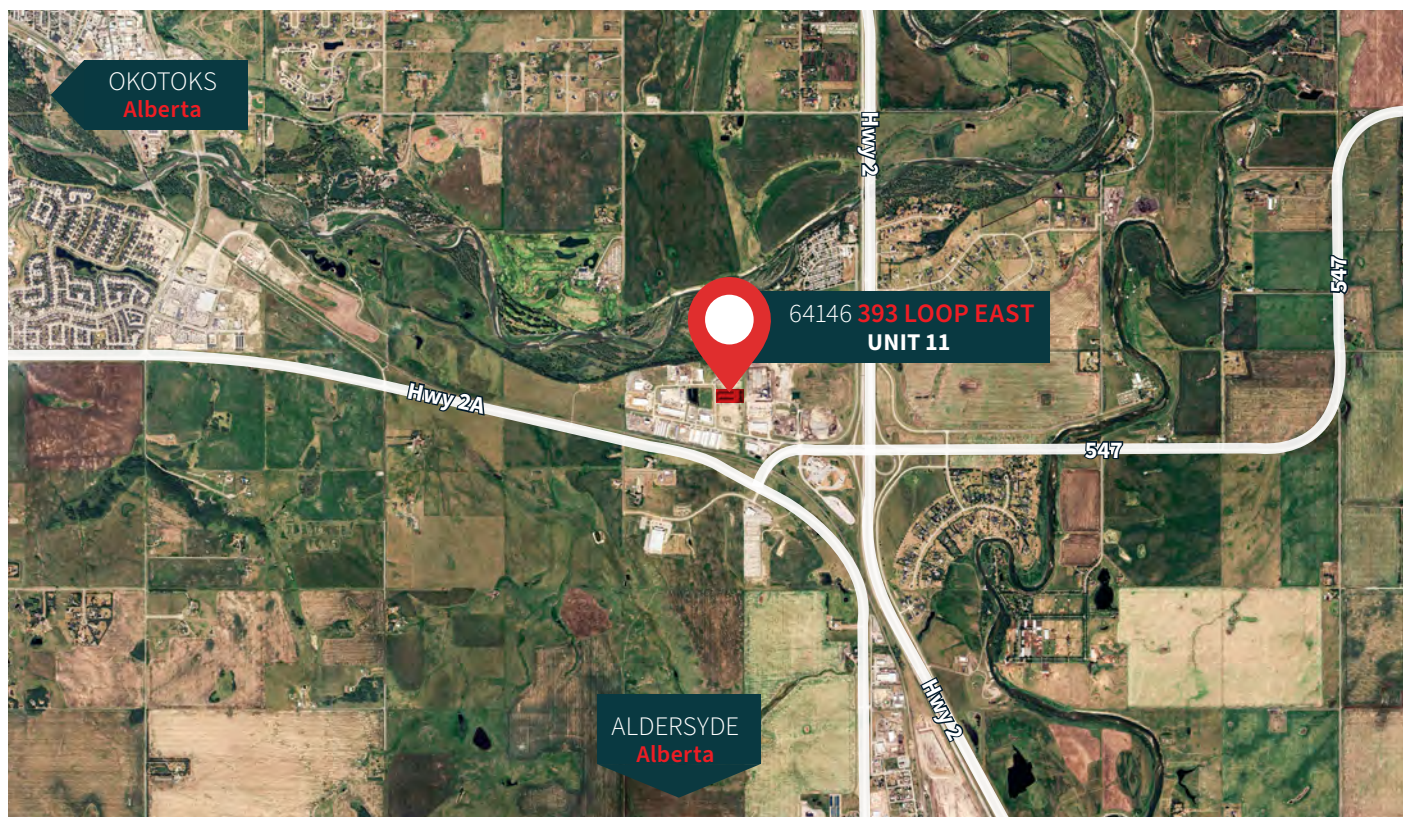
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FLOOR PLAN AND DETAILS



District	Foothills County / Aldersyde	Loading	2 Drive-in (14' x 14')
Zoning	BP (Business Park)	Power	200 Amps (TBV)
Size	Main floor office: ± 325 s.f. Warehouse: ± 2,077 s.f. Total: ± 2,402 s.f. *Bonus Mezzanine: ± 325 s.f.	Available	Immediately
Ceiling Height	17'8" clear	<div>Sale Price \$552,460 (\$230 p.s.f.) Condo Fees (monthly) \$567.67 / month (2025) Property Tax (annual) \$4,711.99 / year (2024)</div>	
Features	<ul style="list-style-type: none">SprinkleredExisting floor drainsT5 LED lighting		

LOCATION



Major Roads

Highway 2 → **3 min. / 1.5 km**

Highway 22 → **40 min. / 59 km**

Trans-Canada Highway (Hwy 1) → **55 min. / 78 km**



Destinations

Aldersyde → **5 min. / 3 km**

Okotoks → **9 min. / 9 km**

Calgary → **40 min. / 53 km**

Contact us for more information

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