



# For Sale

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

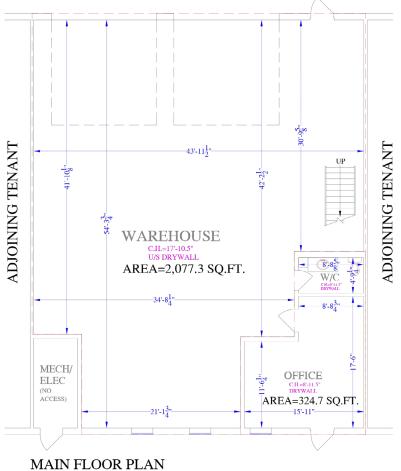
# Warehouse and Office Space

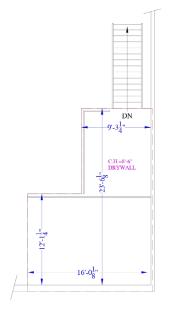
- ± 2,402 SF available
- Drive-in loading
- Bonus mezzanine
- Close Proximity to Deerfoot Trail and Okotoks

Austin Smith 403 456 2197 austin.smith@jll.com

**Troy Robinson** 403 670 7353 troy.robinson@jll.com

# FLOOR PLAN AND DETAILS





MAIN FLOOR PLAN (AREA=2,402.0 SQ.FT.)

MEZZANINE LEVEL FLOOR PLAN (AREA=324.7 SQ.FT.)

District	Foothills County / Aldersyde		Loading
Zoning	BP (Business Park)		Power
Size	Main floor office: Warehouse:	± 325 s.f. ± 2,077 s.f.	Available
	Total: *Bonus Mezzanine:	± 2,402 s.f. ± 325 s.f.	
Ceiling Height	17'8" clear		
Features	<ul><li>Sprinklered</li><li>Existing floor drain</li><li>T5 LED lighting</li></ul>	ns	

Loading	2 Drive-in (14' x 14')
Power	200 Amps (TBV)
Available	Immediately

### **Sale Price**

\$552,460 (\$230 p.s.f.)

Condo Fees (monthly)

\$567.67 / month (2025)

Property Tax (annual)

\$4,711.99 / year (2024)

### **LOCATION**





# Major Roads

Highway 2  $\rightarrow$  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

#### **Austin Smith**

Vice President +1 403 456 2 197 austin.smith@jll.com

#### **Troy Robinson**

Associate +1 403 670 7353 troy.robinson@jll.com

#### **Marshall Toner**

EVP, National Industrial +1 403 456 2214 marshall.toner@jll.com

#### Ryan Haney

Executive Vice President +1 403 456 2221 ryan.haney@jll.com

#### **Chris Saunders**

Executive Vice President +1 403 456 2218 chris.saunders@jll.com

#### Casey Stuart, sion Executive Vice President

+1 403 456 3247 casey.stuart@jll.com

#### **Carey Koroluk**

Vice President +1 403 456 2346 carey.koroluk@jll.com

Copyright © 2025 Jones Lang LaSalle IP, Inc. All rights reserved. Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved. | JLL Calgary: Bankers Hall East, 855 - 2 Street SW, Suite 3900, Calgary, AB T2P 4J8