

# For Sale

145 Fisher Street, Okotoks, AB





#### **Highlights**

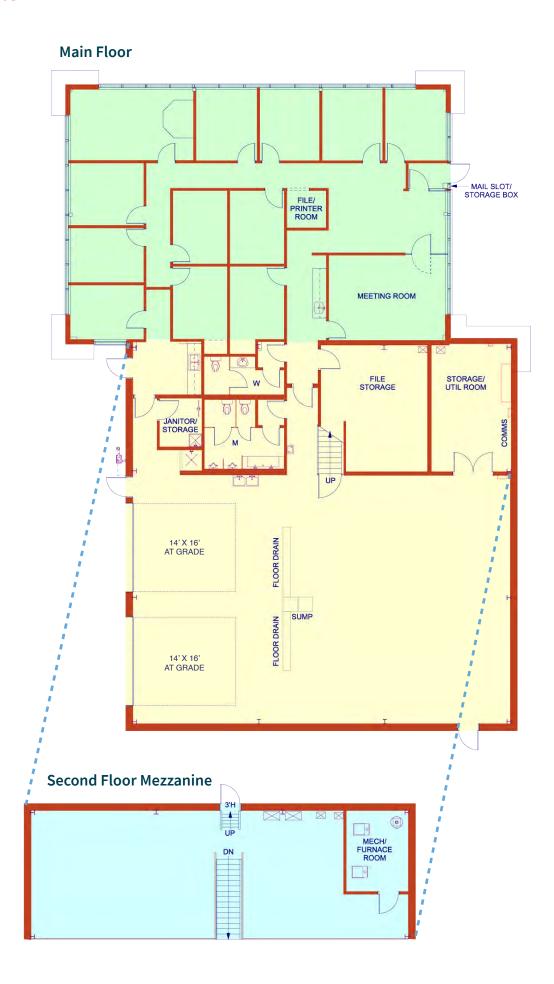
- Freestanding 6,147 s.f. building on 1.85 acres
- Equipped with service shop
- Clean, renovated office space
- Fenced and secured site (including entrance control)
- Rare stand alone facility with low site overage



## Property Details -

District	Okotoks Business Park		Features	• Fenced yard
Zoning	(IBP) Industrial Business Park			<ul><li>Security control system</li><li>Clean well maintained office</li><li>Make-up air</li></ul>
Site Area	1.85 acres			Trench drain and sump in warehouse
Building Size	Office	2,426 s.f.	Power	400 amps
	Warehouse/Service Shop	3,721 s.f.		
	Total:	6,147 s.f.	Loading	2 (14' x 16') Drive-In Doors
	Bonus Mezzanine	1,285 s.f.	Property Taxes	\$25,600.47 (2025)
Ceiling Height	18'		Sale Price	\$2,750,000

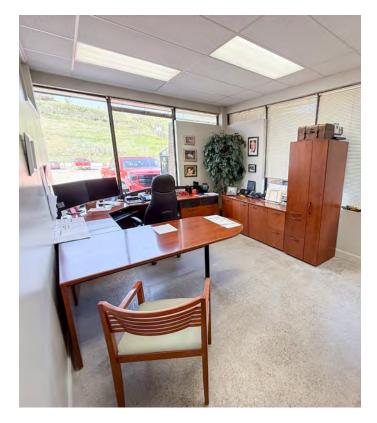
## Floor Plan



## Photos













### Site Map



#### **Drive Times**



Queen Elizabeth II Highway 7 mins. | 5.7 km



Trans-Canada Highway 35 mins. | 45.2 km



Stoney Trail (Ring Road) 20 mins. | 23 km



Calgary Int. Airport 45 mins. | 57.5 km



Glenmore Trail

26 mins. | 36.4 km



Downtown Calgary

40 mins. | 47.3 km

#### Contact us for more information



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