

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



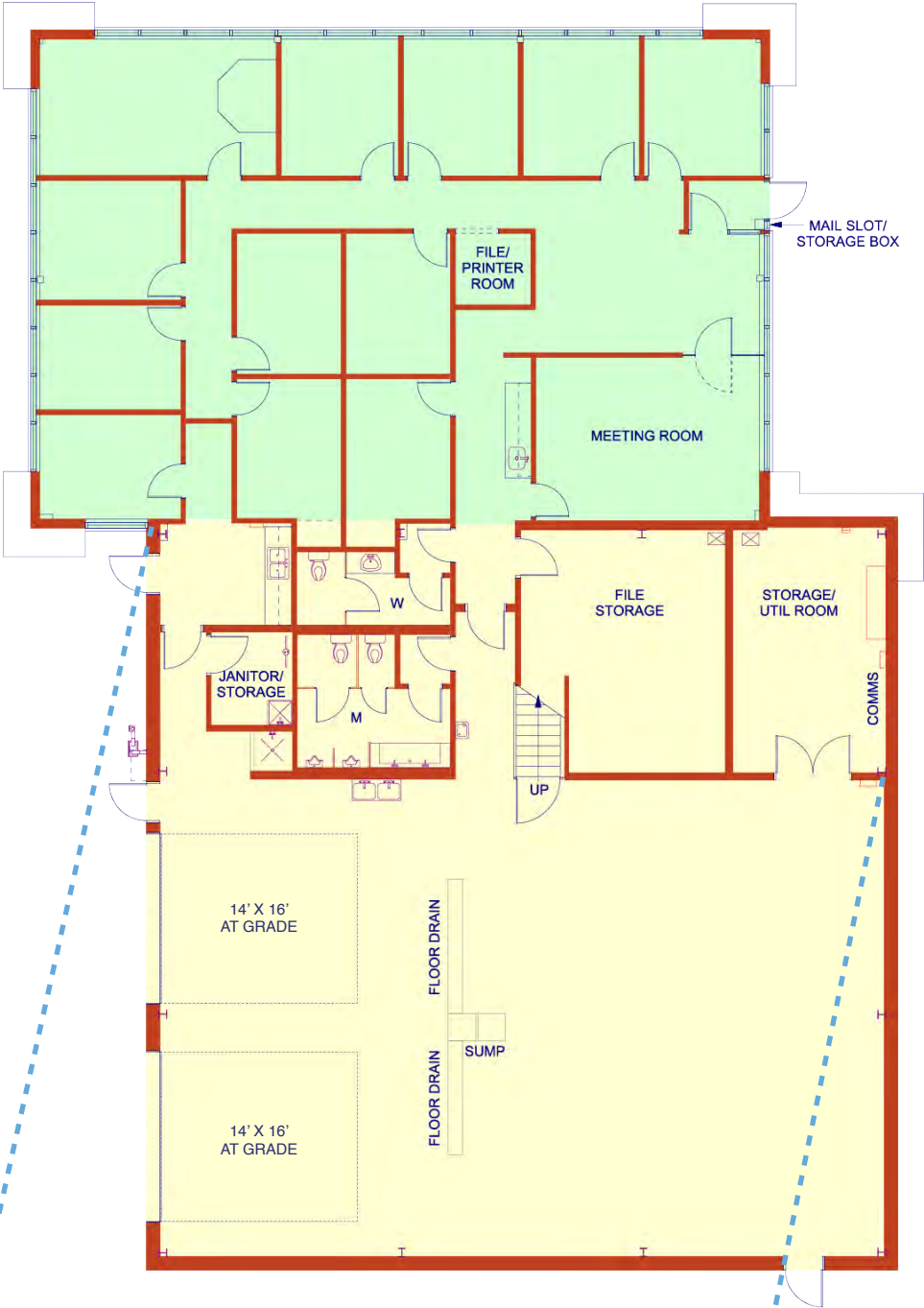
Property Details

District	Okotoks Business Park	
Zoning	(IBP) Industrial Business Park	
Site Area	1.85 acres	
Building Size	Office	2,426 s.f.
	Warehouse/Service Shop	3,721 s.f.
	Total:	6,147 s.f.
	Bonus Mezzanine	1,285 s.f.
Ceiling Height	18'	

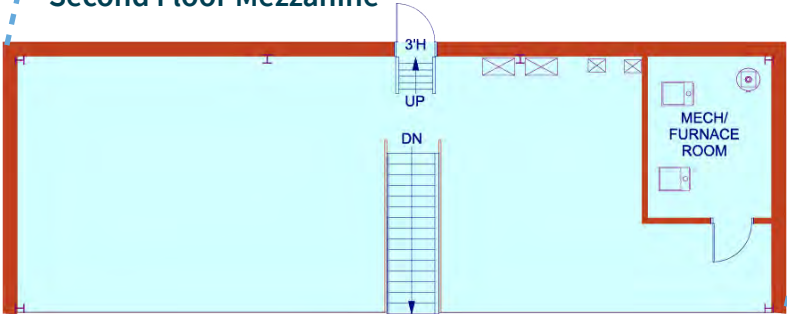
Features	• Fenced yard
	• Security control system
	• Clean well maintained office
	• Make-up air
	• Trench drain and sump in warehouse
Power	400 amps
Loading	
	2 (14' x 16') Drive-In Doors
Property Taxes	\$25,600.47 (2025)
Sale Price	\$2,750,000

Floor Plan

Main Floor



Second Floor Mezzanine



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**

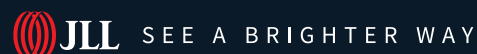


Glenmore Trail **26 mins. | 36.4 km**



Downtown Calgary **40 mins. | 47.3 km**

Contact us for more information



Ryan Haney

Lead Broker

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

Carey Koroluk

Lead Broker

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

Austin Smith

Lead Broker

Vice President
+1 403 456 2197
austin.smith@jll.com

Marshall Toner

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

Chris Saunders

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

Troy Robinson

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

jll.ca