

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

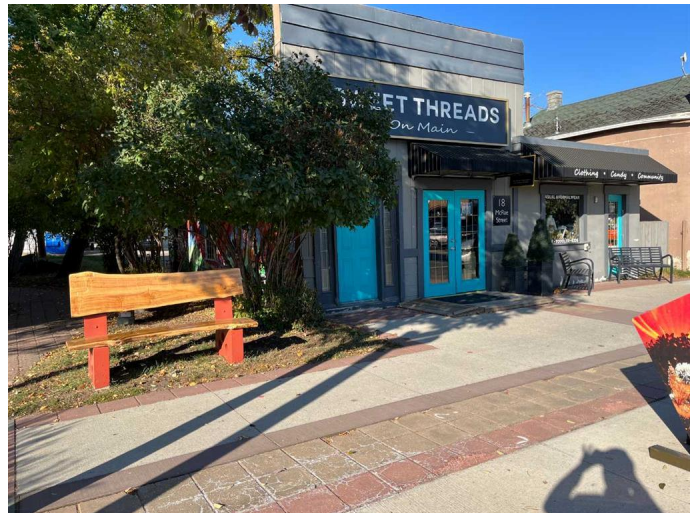
MLS® #A2202707

**\$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 | 51               |
| Zoning         | D                |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.