

# \$1,050,000 - 1 & 2, 204 Stockton Avenue Se, Okotoks

MLS® #A2197579

**\$1,050,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.29 Acres

NONE, Okotoks, Alberta

GREAT OPPORTUNITY for an industrial owner/user in the heart of Okotoks' central industrial district. Properties like this don't come along very often. Corner lot of Stockton Avenue and Fisher Street (major public and industrial traffic corridor). Kiddie-corner from Home Hardware. Quick access to North Okotoks via North Railway Street and to South Okotoks via 32nd Street. Excellent exposure, access, parking and yard area. Brick clad front, fenced yard, large showroom with well appointed offices (+/-1,623 SF). Please contact your agent to book a tour. PLEASE DO NOT DISTURB EXISTING TENANT.

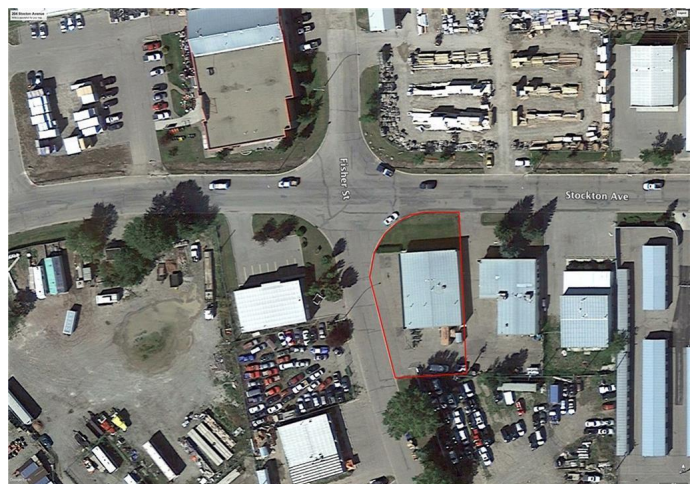
Built in 1981

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2197579    |
| Price      | \$1,050,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.29        |
| Year Built | 1981        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1 & 2, 204 Stockton Avenue Se |
| Subdivision | NONE                          |
| City        | Okotoks                       |



|             |                  |
|-------------|------------------|
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T2Y 2E9          |

### **Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 11 |
|----------------|----|

### **Interior**

|         |                      |
|---------|----------------------|
| Heating | In Floor, Forced Air |
| Cooling | Central Air          |

### **Exterior**

|                 |   |
|-----------------|---|
| Lot Description | Landscaped, Level, Near Public Transit, See Remarks, Street Lighting, Views |
|-----------------|---|

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 36                  |
| Zoning         | I2                  |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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