

# \$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
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### **Interior**

Heating	In Floor, Forced Air
Cooling	Central Air

### **Exterior**

Lot Description	Landscaped, Level, Near Public Transit, See Remarks, Street Lighting, Views
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### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	35
Zoning	I2

### **Listing Details**

Listing Office	RE/MAX First
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