

# \$649,900 - 20 Mcrae Street, Okotoks

MLS® #A2202711

**\$649,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Heritage Okotoks, Okotoks, Alberta

â€¢ This commercial/residential 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. This property has a combination of commercial front store and residential dwelling in the back of the building for the TOTAL OF 1573 SQF. The residential unit with huge Living room, kitchen, dinning, bedroom and bathroom. The front commercial retail store approximate of 940 SQF with upper level of leasable space, ideally for retail, office, service-based business uses. The is a great opportunity for a new start up business with back room residential dwelling, or developer/Builderâ€™s redevelopment for a larger new building, with the combining of the next neighbour property (unit 18 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 1946

## Essential Information

MLS® #	A2202711
Price	\$649,900
Bathrooms	0.00
Acres	0.07
Year Built	1946



Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	20 Mcrae Street
Subdivision	Heritage Okotoks
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1Y6

### Interior

Heating	Natural Gas, Forced Air
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### Exterior

Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Block, Other

### Additional Information

Date Listed	March 14th, 2025
Days on Market	138
Zoning	D

### Listing Details

Listing Office	TREC The Real Estate Company
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