

FOR SALE/LEASE

10,725 SF End Unit with Various Non-Aviation Permitted and Discretionary Uses

Lead Agents:

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35, 4 WINTERS WAY

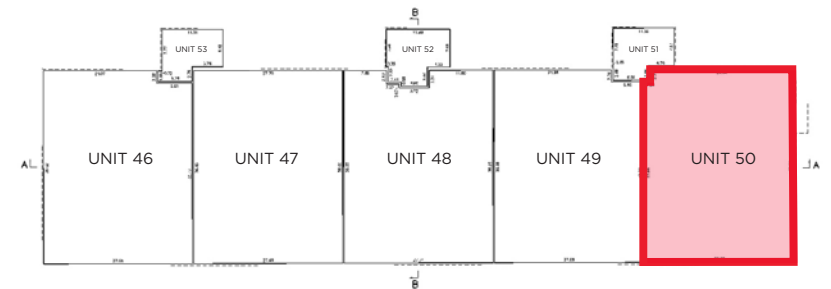
OKOTOKS, AB

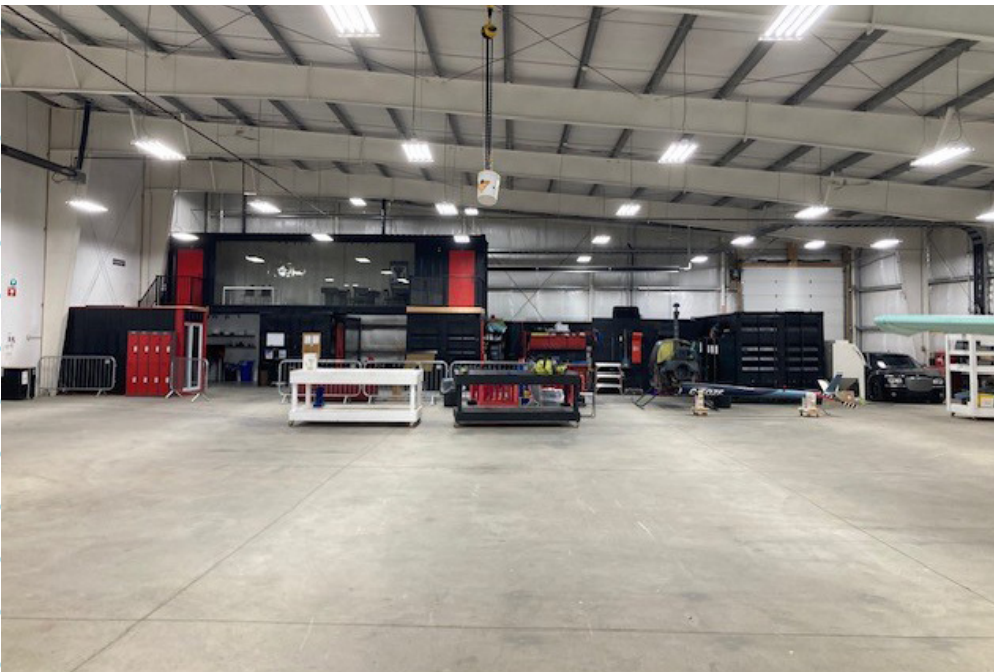
PROPERTY DETAILS

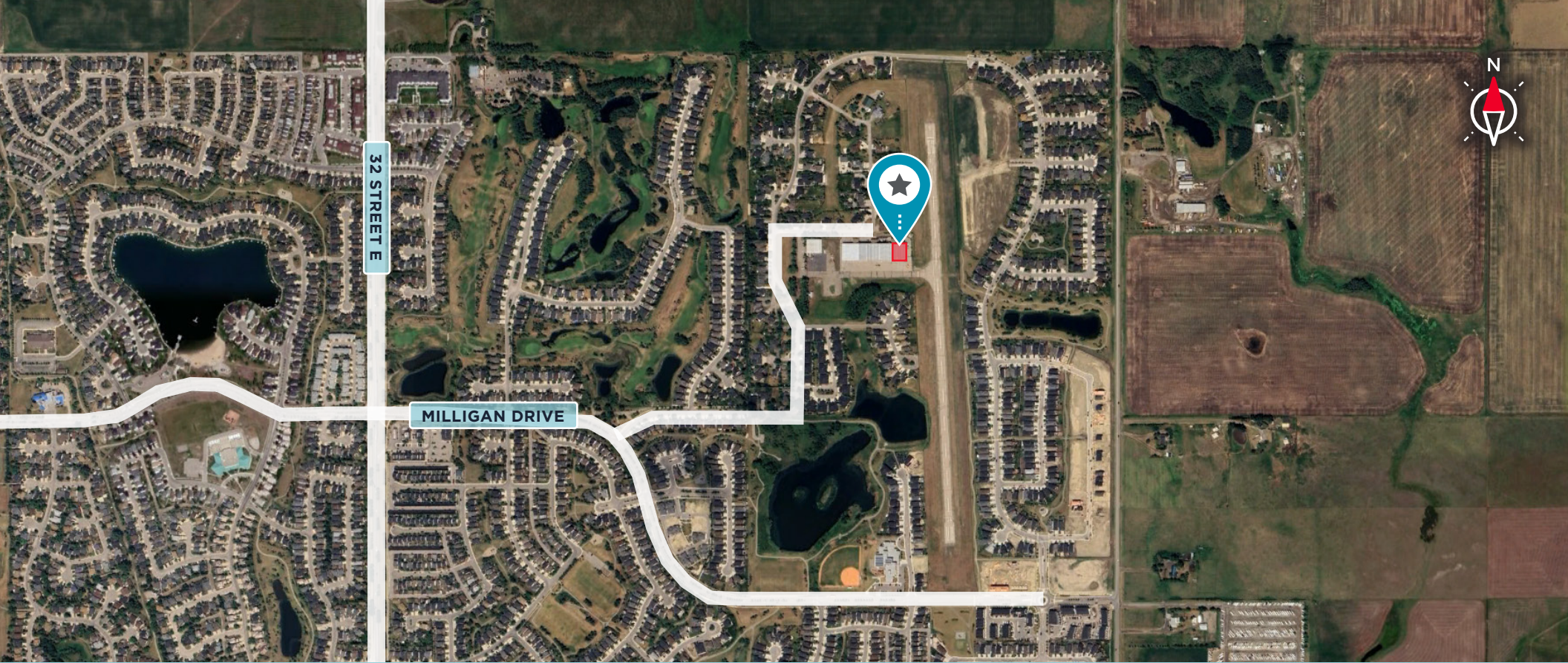
District:	Okotoks
Legal Description:	Condo Plan 1510300 , Unit 50
Zoning:	AD (Aerodome District)
Site Size:	2.63 acres
Available Area:	± 10,725 sf
Loading:	1 (18'W x 60'H) bi-fold hangar door 1 (10'W x 14'H) front loading door
Ceiling Height:	16' - 21'
Power:	200A, 120/208V, 3 phase
Year Built:	2008
Lighting:	Energy efficient T-6 lights
Sale Price:	\$1,608,750 (\$150 psf)
Property Taxes:	\$4,782.63 (2024)
Condo Fees:	\$1,276.33 per month (2023)
Net Lease Rate:	\$12.50 psf/annum with escalations
Op. Costs:	\$1.70 psf (2024 est.)
Available:	30 days notice

HIGHLIGHTS

- Various non-aviation uses listed as permitted and discretionary under current Town of Okotoks Land Use Bylaw
- Fully serviced site with city water, storm and sanitary sewer, gas, telephone and power
- Infrared radiant heating
- 88' clear span in width and 120' deep
- Access to the 3,100' paved runway (must be negotiated with airport manager)
- Corrugated metal panels, stucco and stone veneer







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