



JLL SEE A BRIGHTER WAY

For Sale

64062 - 393 Avenue East, Unit 24
Foothills County, Alberta

Warehouse and Office Space

- \pm 3,072 s.f. industrial condo with \pm 3,300 s.f. of fenced yard space
- Drive-in loading
- Double row parking
- Close proximity to Okotoks and QE II Highway

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Property Details

Floor Plan

District Foothills County

Zoning BP (Business Park)

Sale Price Market

Size Warehouse: \pm 3,072 s.f.

Available May 1, 2026 (Negotiable)

Property Tax \$6,902.00 / Year (2025)

Condo Fees \$651.64 / Month (2025)

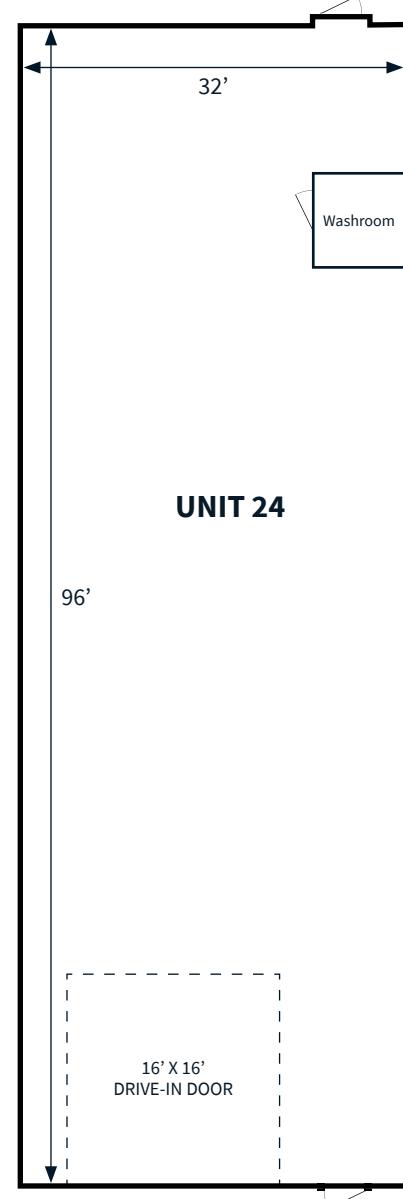
Ceiling Height 24'

Loading 1 x Drive-In (16' x 16')

Power 225 Amps (TBV)

Features

- Radiant Tube Heating
- Dual Compartment Sump
- Sprinklered
- Functional marshalling area
- \pm 3,300 s.f. of fenced yard space directly behind bay

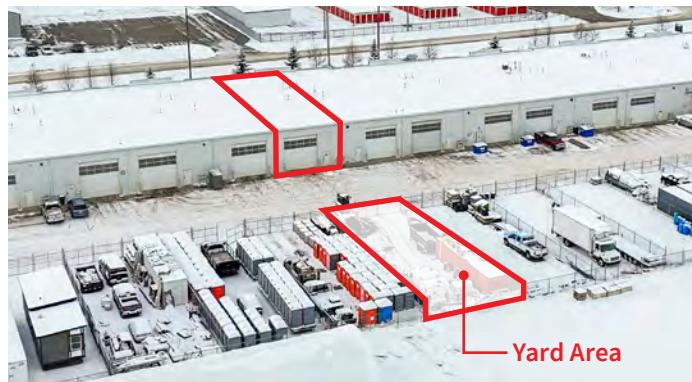


*Floor plan does not exactly reflect current office area layout.

\pm 3,300 s.f. Yard Space



Property Location



Drive Times



Highway 2 (QE II) → **3 min. / 1.5 km**



Highway 22 → **40 min. / 59 km**



Trans-Canada Highway (Hwy 1) → **55 min. / 78 km**



Aldersyde → **5 min. / 3 km**



Okotoks → **9 min. / 9 km**



Calgary City Limits → **15 min. / 18.5 km**

Contact us for more information

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