



SEE A BRIGHTER WAY

For Sale

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

Warehouse Condo with Fenced Yard

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

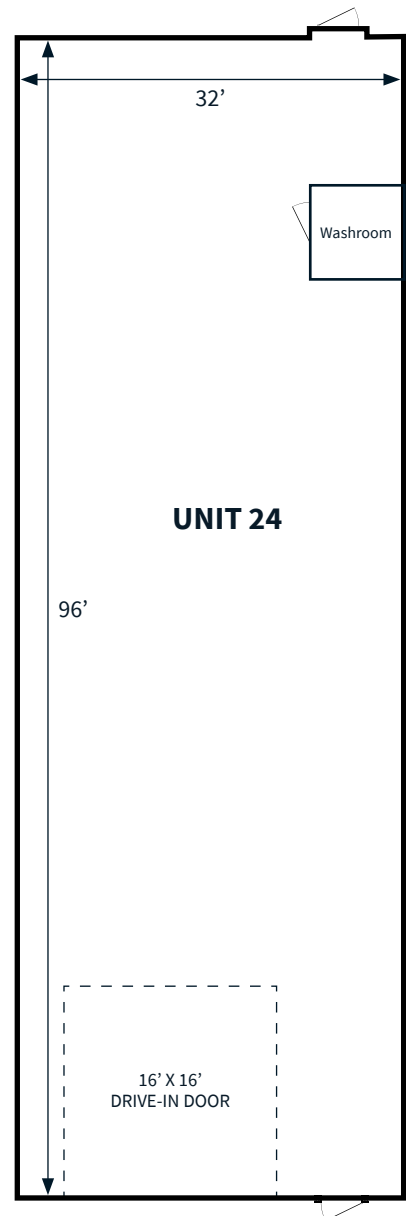
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Property Details

District	Foothills County
Zoning	BP (Business Park)
Sale Price	\$705,000
Size	Warehouse: ± 3,072 s.f.
Available	April 1, 2026
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	<ul style="list-style-type: none">• Radiant Tube Heating• Dual Compartment Sump• Sprinklered• Functional marshalling area• ±3,300 s.f. of fenced yard space directly behind bay

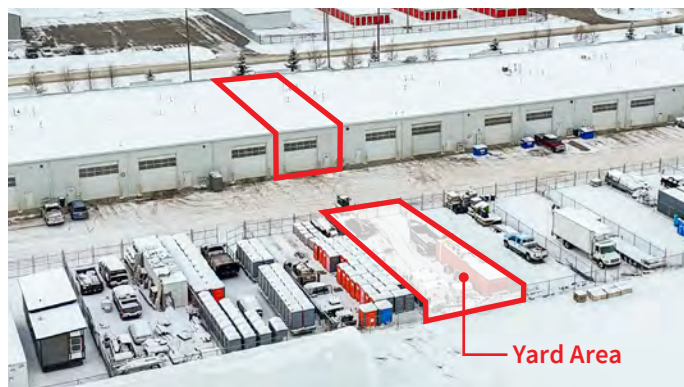
Floor Plan



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



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

 **JLL** SEE A BRIGHTER WAY

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