

# \$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 |
|---------|-------------------------|

### 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 | 162              |
| Zoning         | D                |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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