



MANCHESTER
PROPERTIES

schell brothers
REAL ESTATE CORP.

Starting at
\$295,000

1,000 - 3,125 sq. ft.
Located in Southbank

FLEX WAREHOUSE BAYS

Commercial, Industrial, Personal Use

FOR SALE



JIM EDWARDSON

403 540 0238
jim@mpirealty.ca

BENNETT EDWARDSON

403 973 0238
bennett@mpirealty.ca

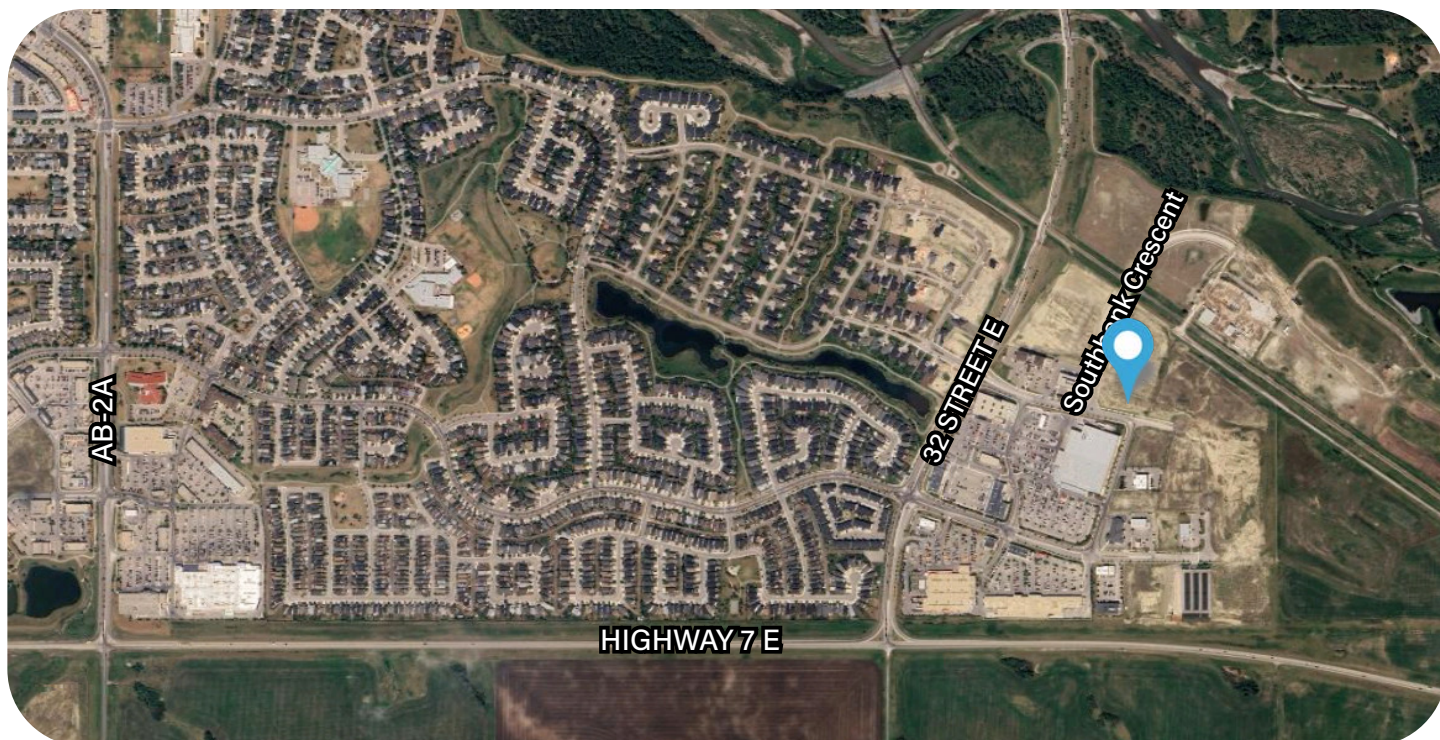
MARK SCHELL

403 861 1143
mschell@schellbrothers.ca

GRANT SCHELL

403 701 4273
gschell@schellbrothers.ca

40 Southbank
Cres Okotoks
AB T2G 3C9



**All lines are approximate*

The Crowsnest:	1,000 Sq. Ft. (+/-)	Price:	\$295,000 + GST
The Clearwater:	1,250 Sq. Ft. (+/-)	Price:	\$375,000 + GST
The Highwood:	2,500 Sq. Ft. (+/-)	Price:	\$737,500 + GST
The Bow:	3,125 Sq. Ft. (+/-)	Price:	\$923,000 + GST
Doors:	14' W x 14' H Overhead Door	Zoning:	IBP
Ceiling Height:	17'4" Clear	Mezzanine:	Optional & Customizable
Power:	200 AMP	Fire Supression:	Only building C is Sprinklered
HVAC:	Unit Heater	Parking:	Unassigned

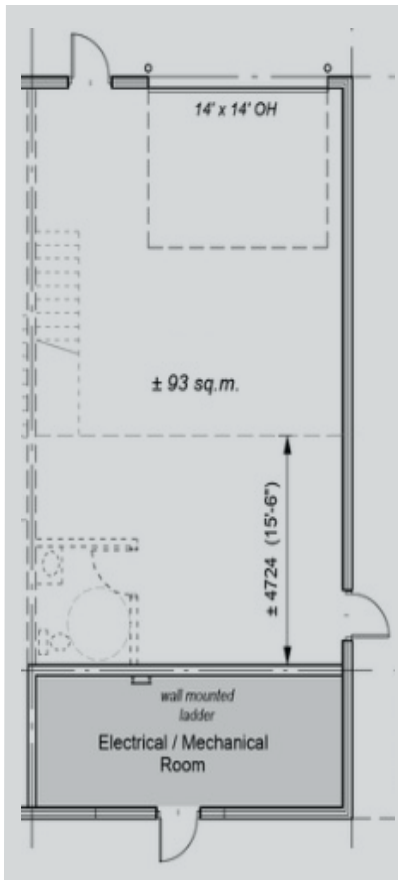
The E42 Venture Bays is unique and thoughtful development of versatile bays that can be used for light industrial uses, office, retail (on discretionary basis) or private use. With 4 different layouts to choose from, this affordable commercial condo complex can offer the perfect launchpad for many different types of businesses - crafted with the goal of vsupporting small to medium sized local businesses. Buy a single 1,000 Sq. Ft. bay, a larger 3,125 Sq. Ft. bay, or combine multiple bays for 6,250 Sq. Ft. + configurations.

Excellent location across the street from the Southbank Centre with Costco, Home Depot, Sportcheck, Winners, Save-On-Foods, McDonald's and more.

Each unit has a clear ceiling height of 17'4" feet, sewer connection, 200 Amp Sub Panel, Unit heater, toilet/plumbing rough ins, a 14 ft x 14 ft overhead door. Ideal for light industrial use, contractor shop and office, boutique retail/consumer service, warehouse, boat & RV storage, and several other commercial uses subject to Town of Okotoks approval and in accordance with condo bylaws.







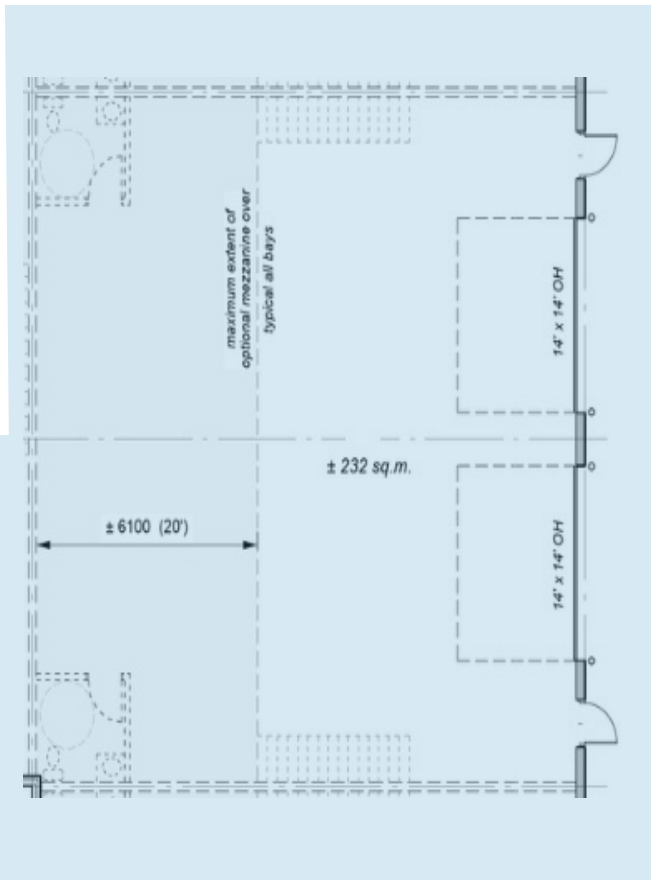
The Croswest

1,000 Sq. Ft. (+/-)

25' x 40'

Multiple Units Available

\$295,000 + GST



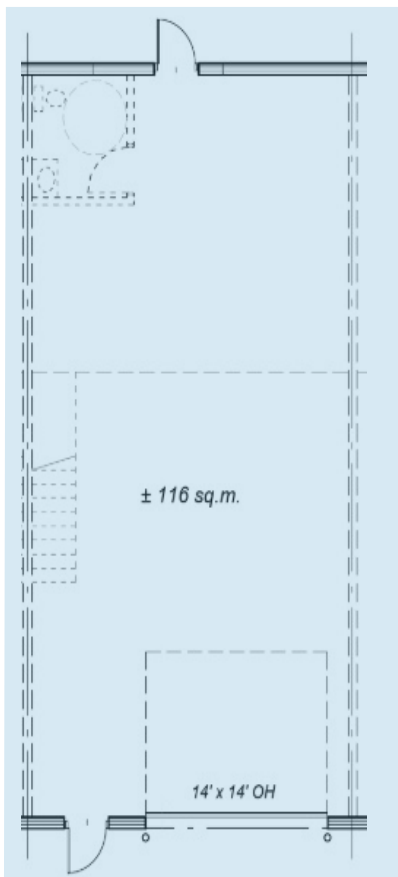
The Highwood

2,500 Sq. Ft. (+/-)

50' x 50'

Multiple Units Available

\$737,500 + GST



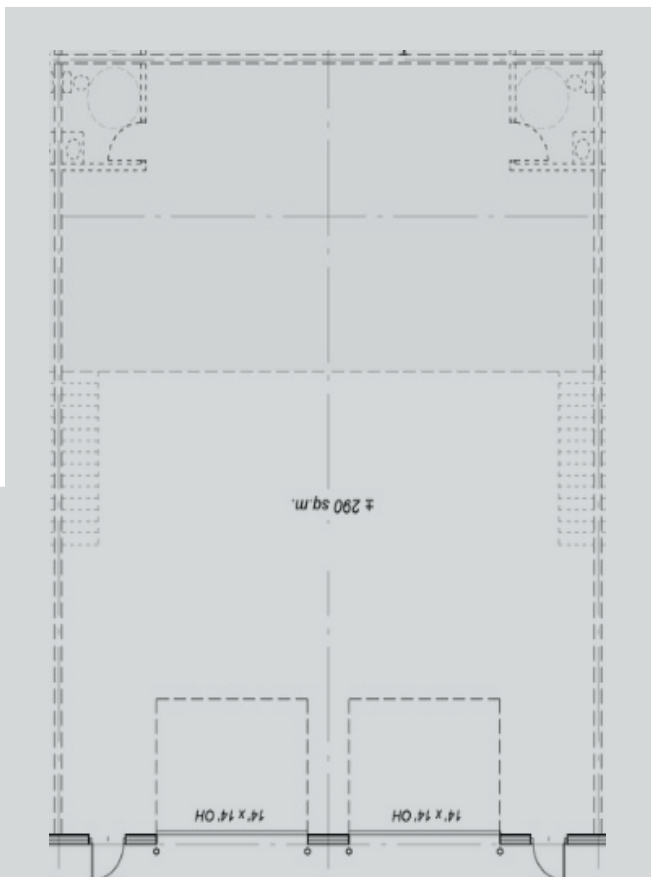
The Clearwater

1,250 Sq. Ft. (+/-)

25' x 50'

Multiple Units Available

\$375,000 + GST



The Bow

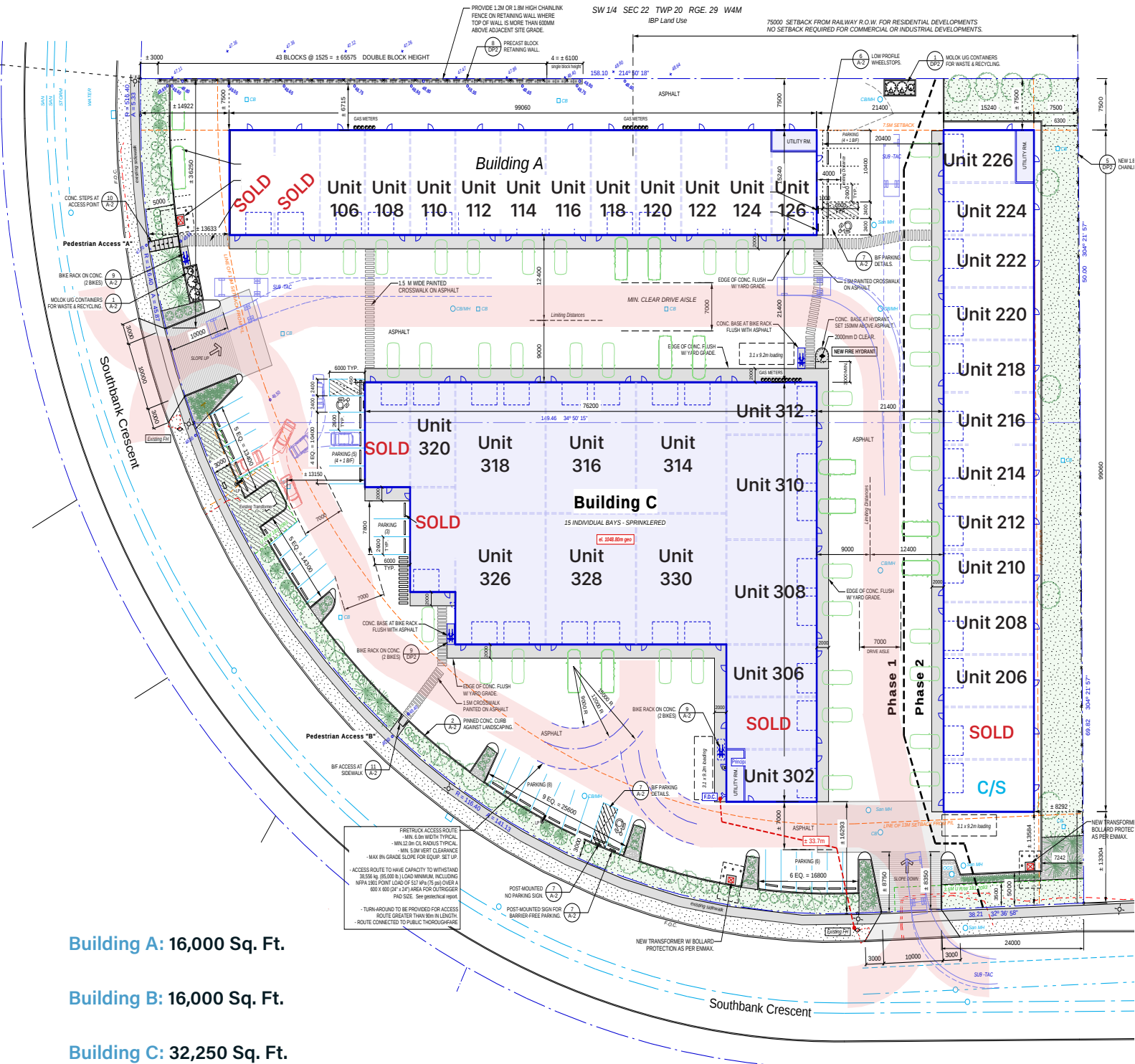
3,125 Sq. Ft. (+/-)

50' x 62'6"

Multiple Units Available

\$923,000 + GST

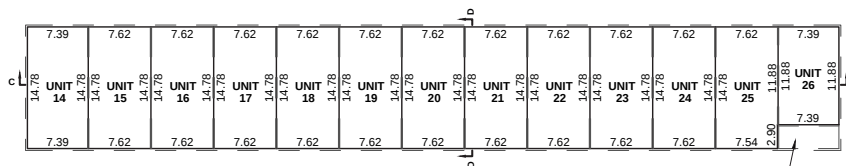
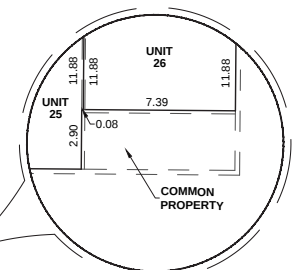
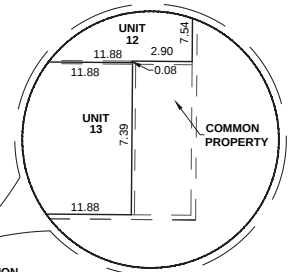
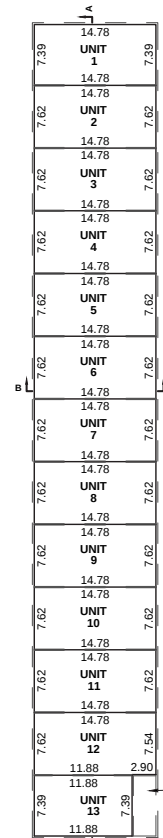
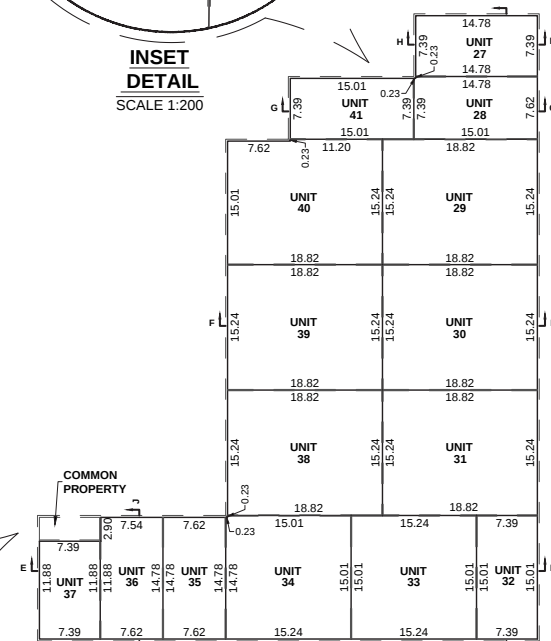
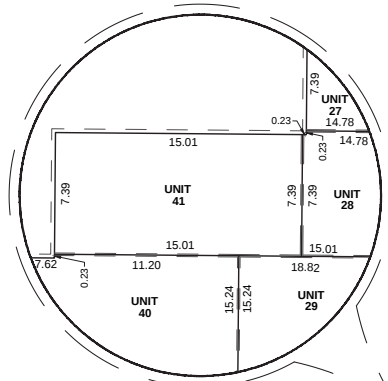
Bays can be combined to make larger contiguous spaces!



Combine 3 'Clearwater' units for 3,750 Sq. Ft.

or

Combine 2 'Bow' units for 6,250 Sq. Ft. Double Drive Through Bay



Condo Unit	Municipal Unit	Model	Size Sq. Ft.	Tax (Estimate)	Condo Fee (Estimate)	Price
1	102	Crowsnest	1,000			SOLD
2	104	Clearwater	1,250			SOLD
3	106	Clearwater	1,250	\$4,200	\$2,186	\$375,000
4	108	Clearwater	1,250	\$4,200	\$2,186	\$375,000
5	110	Clearwater	1,250	\$4,200	\$2,186	\$375,000
6	112	Clearwater	1,250	\$4,200	\$2,186	\$375,000
7	114	Clearwater	1,250	\$4,200	\$2,186	\$375,000
8	116	Clearwater	1,250	\$4,200	\$2,186	\$375,000
9	118	Clearwater	1,250	\$4,200	\$2,186	\$375,000
10	120	Clearwater	1,250	\$4,200	\$2,186	\$375,000
11	122	Clearwater	1,250	\$4,200	\$2,186	\$375,000
12	124	Clearwater	1,250	\$4,200	\$2,186	\$375,000
13	126	Crowsnest	1,000	\$3,300	\$1,702	\$295,000
14	202	Crowsnest	1,000			C/S
15	204	Clearwater	1,250			SOLD
16	206	Clearwater	1,250	\$4,200	\$2,186	\$375,000
17	208	Clearwater	1,250	\$4,200	\$2,186	\$375,000
18	210	Clearwater	1,250	\$4,200	\$2,186	\$375,000
19	212	Clearwater	1,250	\$4,200	\$2,186	\$375,000
20	214	Clearwater	1,250	\$4,200	\$2,186	\$375,000
21	216	Clearwater	1,250	\$4,200	\$2,186	\$375,000
22	218	Clearwater	1,250	\$4,200	\$2,186	\$375,000
23	220	Clearwater	1,250	\$4,200	\$2,186	\$375,000
24	222	Clearwater	1,250	\$4,200	\$2,186	\$375,000
25	224	Clearwater	1,250	\$4,200	\$2,186	\$375,000
26	226	Crowsnest	1,000	\$3,300	\$1,702	\$295,000
27	322	Clearwater	1,250			SOLD
28	320	Clearwater	1,250	\$4,200	\$2,186	\$375,000
29	318	Bow	3,125	\$10,400	\$5,568	\$923,000
30	316	Bow	3,125	\$10,400	\$5,568	\$923,000
31	314	Bow	3,125	\$10,400	\$5,568	\$923,000
32	312	Clearwater	1,250	\$4,200	\$2,186	\$375,000
33	310	Highwood	2,500	\$8,300	\$4,441	\$737,500
34	308	Highwood	2,500	\$8,300	\$4,441	\$737,500
35	306	Clearwater	1,250	\$4,200	\$2,186	\$375,000
36	304	Clearwater	1,250			SOLD
37	302	Crowsnest	1,000	\$3,300	\$1,702	\$295,000
38	330	Bow	3,125	\$10,400	\$5,568	\$923,000
39	328	Bow	3,125	\$10,400	\$5,568	\$923,000
40	326	Bow	3,125	\$10,400	\$5,568	\$923,000
41	324	Clearwater	1,250			SOLD



FOR MORE INFORMATION, CONTACT:

MARK SCHELL

403 861 1143
mschell@schellbrothers.ca

GRANT SCHELL

403 701 4273
gschell@schellbrothers.ca

JIM EDWARDSON

403 540 0238
jim@mpirealty.ca

BENNETT EDWARDSON

403 973 0238
bennett@mpirealty.ca

MANCHESTER
PROPERTIES

Manchester Properties Incorporated
242 62 Avenue SE Calgary, AB T2H 2E6
403 212 5375 | manchesterproperties.ca

schell brothers
REAL ESTATE CORP.

Schell Brothers Real Estate Corp.
216 Stewart Green SW Calgary, AB T3H 3M1
403 475 2767 | schellbrothers.ca

This information has been obtained from a reliable source and is believed to be accurate but is not warranted to be so. This property may be withdrawn from the market at any time without notice. Manchester Properties Inc. represents the interest of the Seller/Landlord of this property. Recipients of this information are advised to conduct their own due diligence to determine the accuracy of the information provided. The information provided is subject to change without notice.