



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

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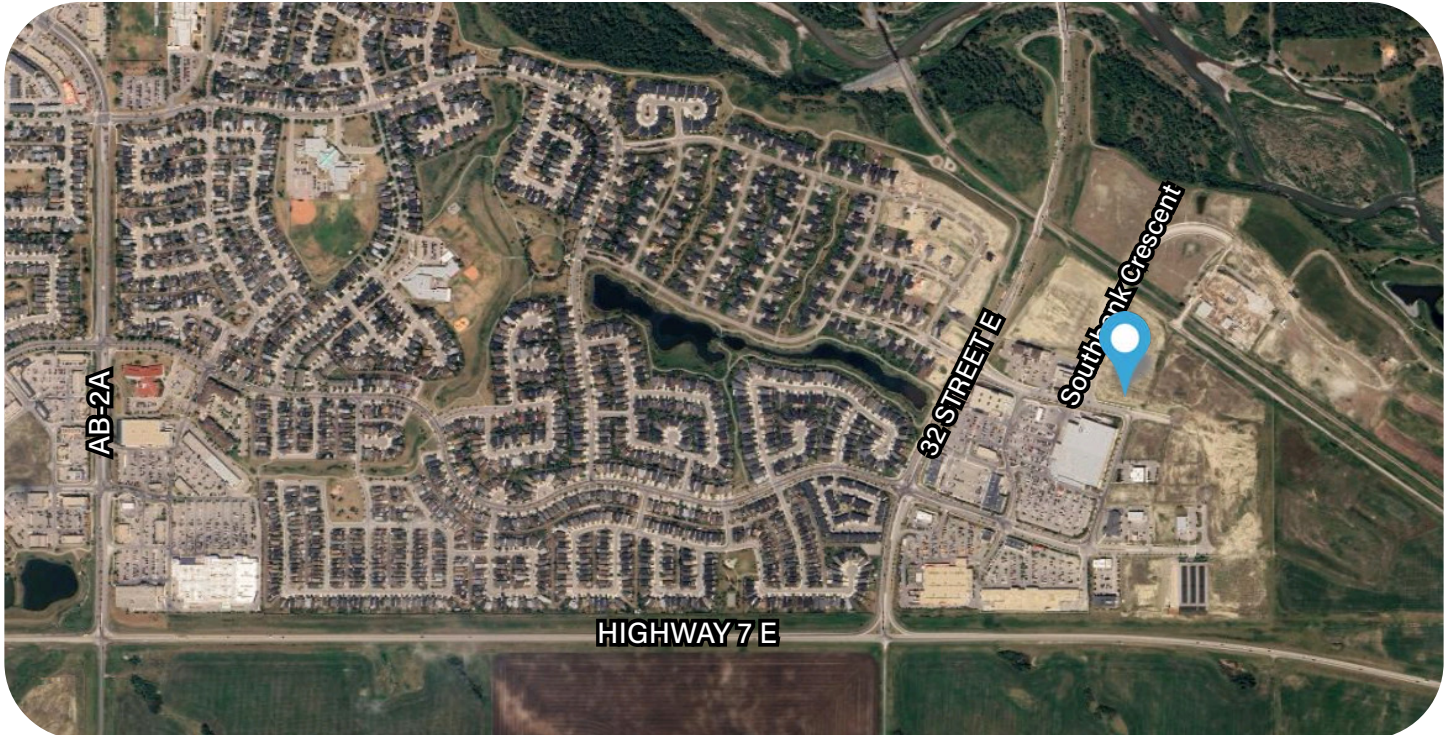
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40 Southbank
Cres Okotoks
AB T2G 3C9



**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

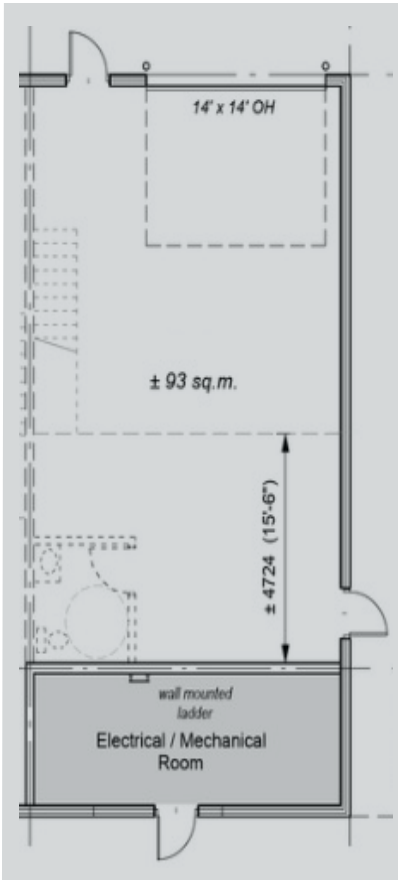
The E42 Venture Bays is unique and thoughtful development of versatile bays that can be used for light industrial uses, office, retail (on discretionary basis) or private use. With 4 different layouts to choose from, this affordable commercial condo complex can offer the perfect launchpad for many different 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 automatic 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.







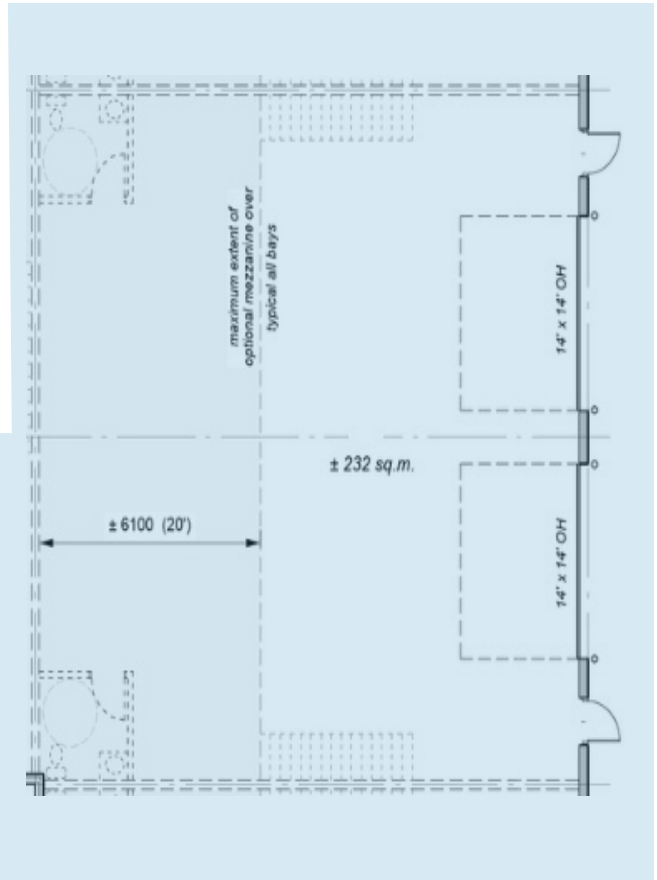
The Crownest

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

25' x 40'

Multiple Units Available

\$295,000 + GST



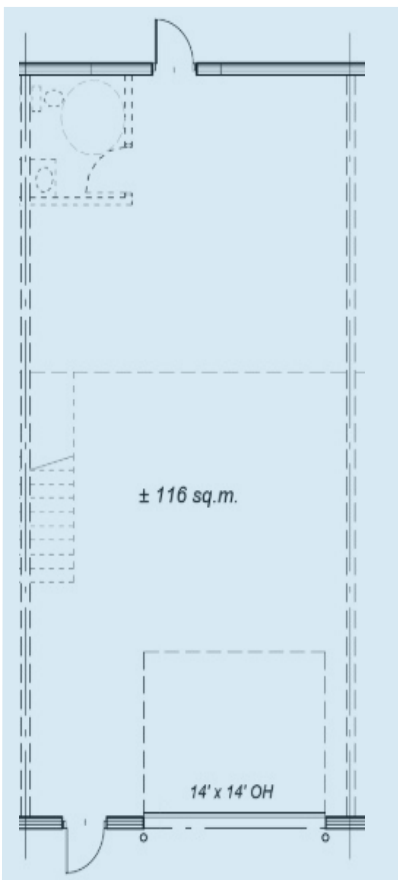
The Highwood

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

50' x 50'

Multiple Units Available

\$737,500 + GST



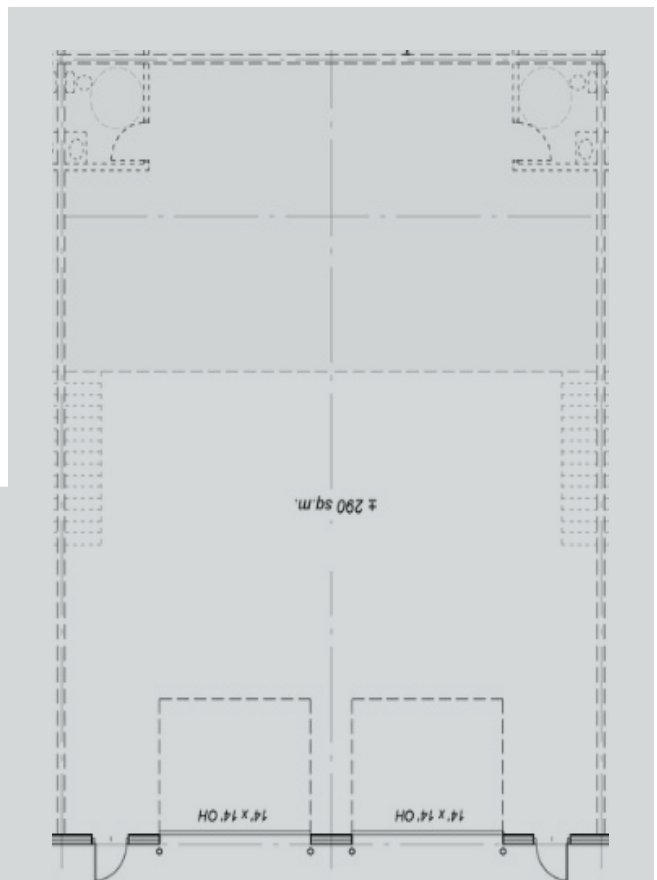
The Clearwater

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

25' x 50'

Multiple Units Available

\$375,000 + GST



The Bow

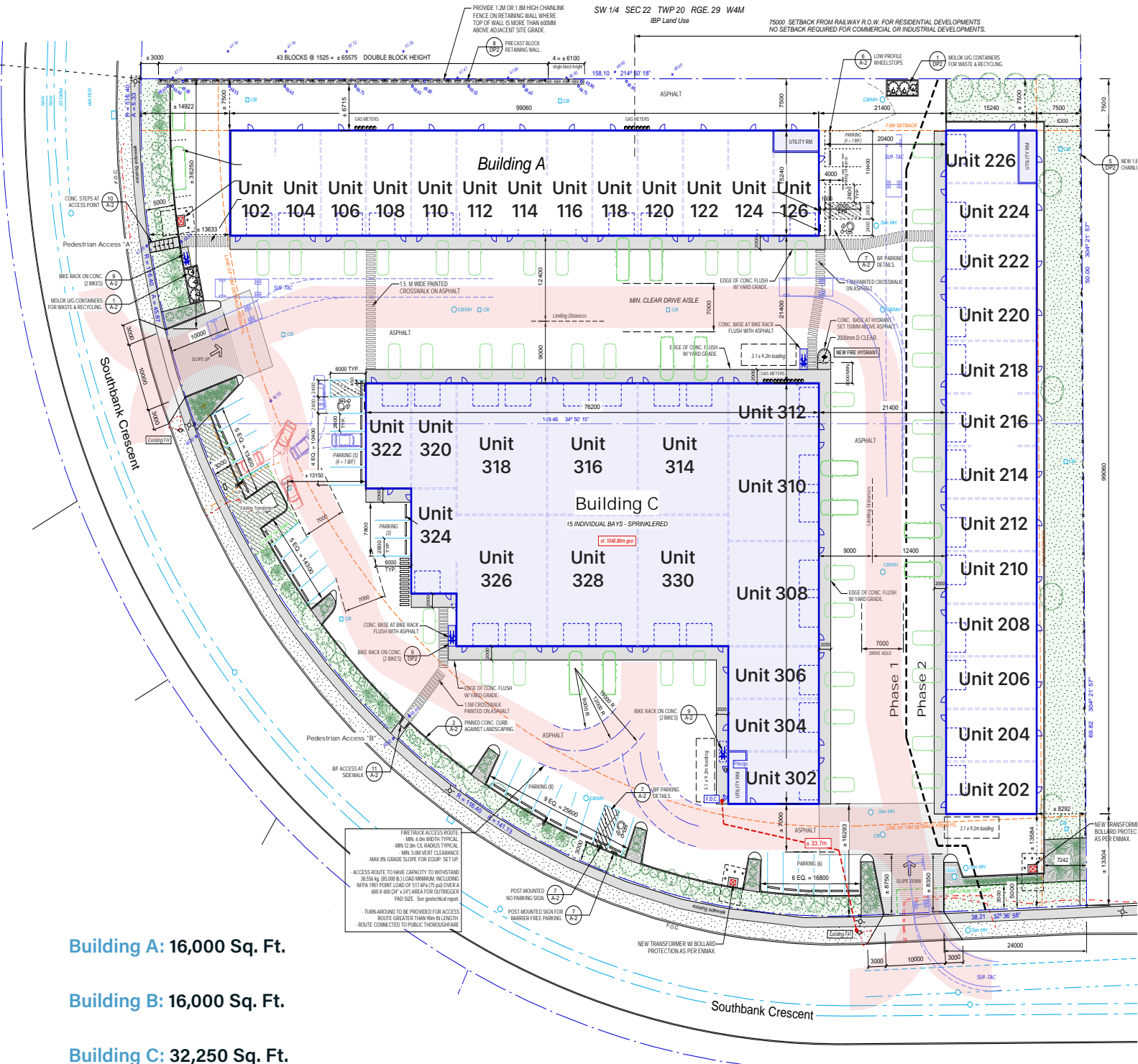
3,125 Sq. Ft. (+/-)

50' x 62'6"

Multiple Units Available

\$923,000 + GST

Bays can be combined to make larger contiguous spaces!



Building A: 16,000 Sq. Ft.

Building B: 16,000 Sq. Ft.

Building C: 32,250 Sq. Ft.

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

or

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

PRICING/COST DETAIL



Condo Unit	Municipal Unit	Model	Size Sq. Ft.	Tax (Estimate)	Condo Fee (Estimate)	Price
1	102	Crowsnest	1,000			RESERVED
2	104	Clearwater	1,250	\$4,200	\$2,186	\$375,000
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			RESERVED
15	204	Clearwater	1,250	\$4,200	\$2,186	\$375,000
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	\$4,200	\$2,186	\$375,000
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	\$4,200	\$2,186	\$375,000



FOR MORE INFORMATION, CONTACT:

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