

\$895,000 - 69 Elma Street W, Okotoks

MLS® #A2233430

\$895,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.13 Acres

NONE, Okotoks, Alberta

For more information, please click Brochure button.

This truly one-of-a-kind property offers standout character combined with modern functionality, perfectly situated on the sought-after Elma Street. Originally an 800 sq. ft. structure, the building was completely stripped down and rebuilt in 2019, with a 400 sq. ft. addition added to create a beautifully designed and highly functional 1,200 sq. ft. space. Zoned commercial and currently used as an office, this property is exceptionally versatile—ideal for a boutique, salon, gallery, or professional services. Its open-concept layout also makes it a great candidate for residential conversion or a live/work setup. The interior features durable vinyl plank flooring throughout, data cabling for modern tech requirements, and energy-efficient construction with excellent insulation. All major systems—electrical, plumbing, heating, and air conditioning—were updated during the 2019 rebuild. At the rear, you'll find a 12' x 14' fully insulated, heated, and serviced shop, plus a large covered cedar deck perfect for breaks or entertaining. Four off-lane parking stalls provide convenience for staff or clients. The exterior boasts highly durable cladding, ensuring long-lasting protection, and the architectural design—both inside and out—offers unmatched curb appeal. This is a rare opportunity to own a turnkey commercial space that effortlessly blends design, efficiency, and flexibility. Immaculately



maintained and ready for immediate possession, there is truly nothing else like it on the market.

Built in 2019

Essential Information

| | |
|------------|------------|
| MLS® # | A2233430 |
| Price | \$895,000 |
| Bathrooms | 0.00 |
| Acres | 0.13 |
| Year Built | 2019 |
| Type | Commercial |
| Sub-Type | Business |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 69 Elma Street W |
| Subdivision | NONE |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 1J8 |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 21st, 2025 |
| Days on Market | 8 |
| Zoning | D |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.