

# \$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	17
Zoning	D

### Listing Details

Listing Office	Easy List Realty
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