

\$619,500 - N/A, Okotoks

MLS® #A2266804

\$619,500

0 Bedroom, 0.00 Bathroom,
Commercial on 4.11 Acres

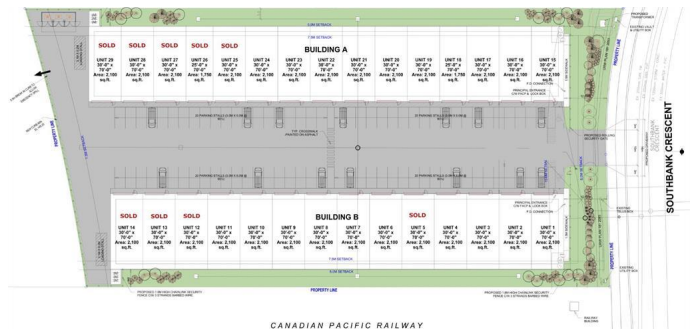
N/A, Okotoks, Alberta

Welcome to THE GROTTO, Okotoksâ€™™ most exciting new storage and business complex, designed for enthusiasts, entrepreneurs, and professionals who demand more than just space. Whether youâ€™™re storing your prized vehicles, running a contained business, or creating your ultimate personal retreat, The Grotto delivers unmatched quality, comfort, and convenience.

Standard Features: Each unit offers in-floor heat powered by a tankless combi boiler for endless hot water, a 100-amp panel (upgradeable), and plumbing rough-ins for a bathroom and shop sink. Enjoy oversized insulated overhead doors (18â€™™ wide x 14â€™™ tall) with motorized openers and privacy windows for both light and security. Inside, find modern LED lighting, a variable-speed ceiling fan, floor drain, and metered utilities (gas, water, and power). Access your bay through a 3â€™™ insulated walk-in door featuring WiFi, Bluetooth, and keypad entry. Safety is top priority with fire sprinklers throughout.

Mezzanine-Expand your space with mezzanines up to 840 sq. ft., offering 10 ft ceilings, large opening windows, and 13â€™™8â€™™ clearance underneath, perfect for RVs or lift systems. Ideal for a golf simulator, office, or lounge area, itâ€™™s your space, elevated.

Built to industrial standards with 6â€™™ reinforced concrete floors (rated for semi-truck weight), steel and IMP construction, and R40



insulated walls and ceilings. Each bay includes future-use wall vents (for HRV or A/C), large windows for natural light, and concrete aprons for easy access.

The Complex offers a brand-new gated development features 29 premium bays ranging from 1,750 to 2,100 sq. ft., all with 24 ft white smooth panel ceilings and 24/7 secured access via remote entry app and FOBs. The site includes a large paved, fenced courtyard, 6-camera security system, LED exterior lighting, and professionally landscaped low-maintenance grounds. High-speed internet available. Snow removal and landscaping included. With completion Summer 2026, this gives you time whether you’re creating the ultimate man cave, luxury storage bay, or secure business shop, The Grotto is where passion meets performance. Limited availability, let's secure your unit today!

Built in 2026

Essential Information

MLS® #	A2266804
Price	\$619,500
Bathrooms	0.00
Acres	4.11
Year Built	2026
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	N/A
Subdivision	N/A
City	Okotoks
County	Foothills County
Province	Alberta

Amenities

Utilities	High Speed Internet Available
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Interior

Heating	In Floor, Natural Gas, Boiler
Cooling	None

Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2025
Days on Market	1
Zoning	IBP

Listing Details

Listing Office	CIR Realty
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