

# \$625,000 - 200, 14 Crystalridge Drive, Okotoks

MLS® #A2196830

**\$625,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Crystalridge, Okotoks, Alberta

Fantastic opportunity to own half of the 2nd floor of this great commercial unit. This unit has lots of potential for a multitude of uses, at one time it was split into 2 tenants and could easily be split again if you wanted to have a smaller space for your business and rent out the other side. This unit is currently being used as a spa and salon, please note the fixtures belong to the tenant and will be removed. This is a great location with lots of natural light, your own heating and cooling controls. There is a reception with a kitchen area and a washroom with tiled flooring (there is potential for a 2nd washroom but it is currently being used as the laundry). There is a huge room with large windows (this is currently used for the hairdressing stations), there are 3 private rooms and another area that would make a great shared space. The unit has modern paint colours and gorgeous flooring. There is additional storage space and an entrance to the back staircase. The building is well maintained and there is lots of parking for your customers. This is a great unit in a fabulous location! View 3D Tour.

Built in 2007

## Essential Information

MLS® #	A2196830
Price	\$625,000
Bathrooms	0.00



Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	200, 14 Crystalridge Drive
Subdivision	Crystalridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2C3

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Roof	Asphalt Shingle
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### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	177
Zoning	IBP

### **Listing Details**

Listing Office	RE/MAX First
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