



MANCHESTER
PROPERTIES INC.



FLEX WAREHOUSE CONDO BAYS

COMMERCIAL, INDUSTRIAL or PERSONAL USE

FOR SALE

**40 Southbank Crescent
Okotoks, AB T1S 5S8**

Located in Southbank

**STARTING AT
\$295,000**

1,000 - 3,125 sq.ft. +

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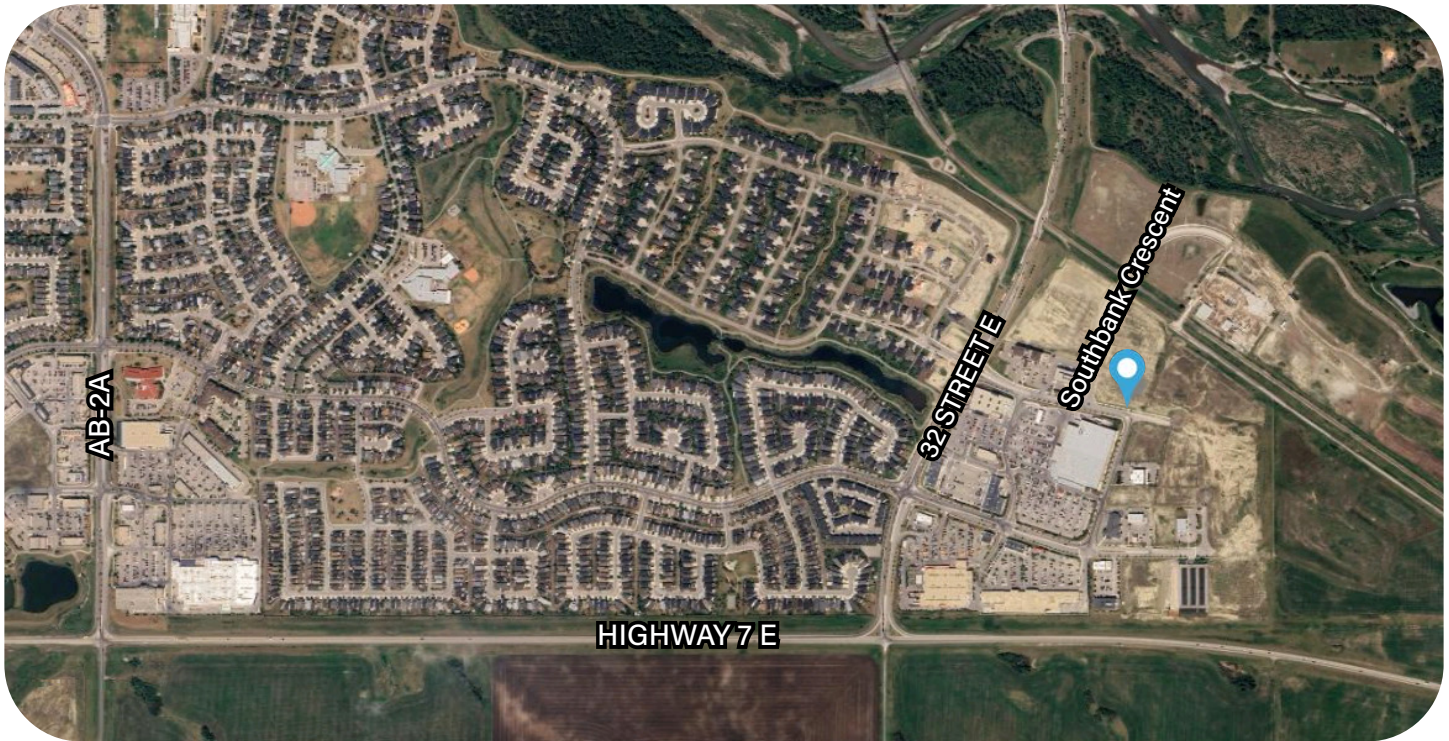
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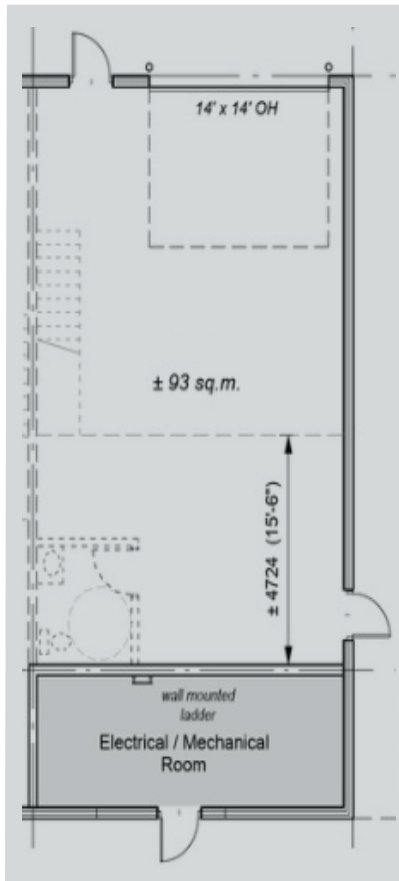
*All lines are approximate

The Crowsnest:	1,000 Sq. Ft. (+/-)	Price:	\$295,000
The Clearwater:	1,250 Sq. Ft. (+/-)	Price:	\$375,000
The Highwood:	2,500 Sq. Ft. (+/-)	Price:	\$737,500
The Bow:	3,125 Sq. Ft. (+/-)	Price:	\$923,000
Doors:	14' W x 14' H Overhead Door	Zoning:	IBP
Ceiling Height:	17'4" Clear	Mezzanine:	Optional & Customizable
Power:	200 AMP Sub Panel	Fire Supression:	Only building C is Sprinklered
HVAC:	Unit Heater	Parking:	Assigned to each unit

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 supporting 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, 100 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.

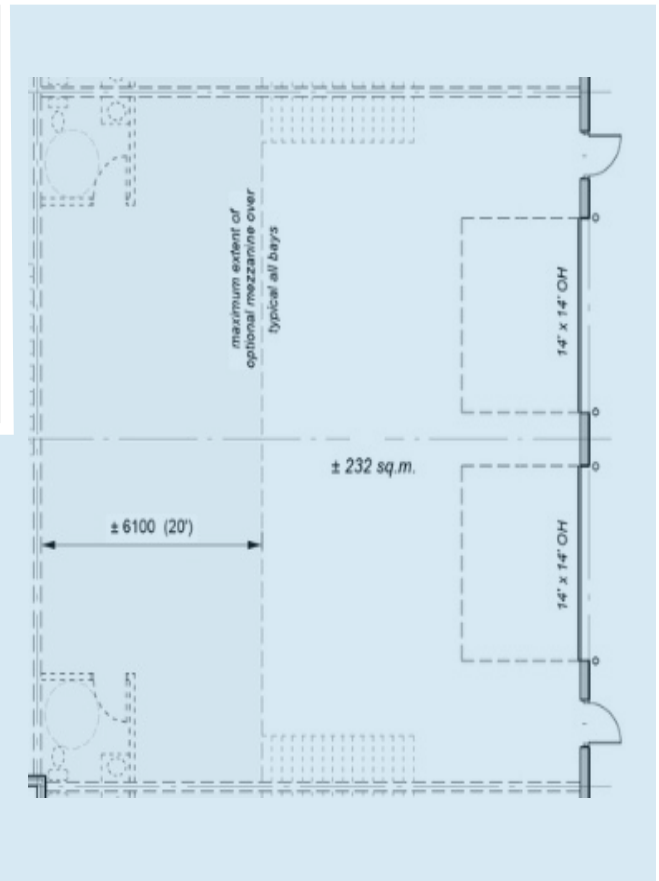
**The Croswnest**

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

25' x 40'

Multiple Units

Available

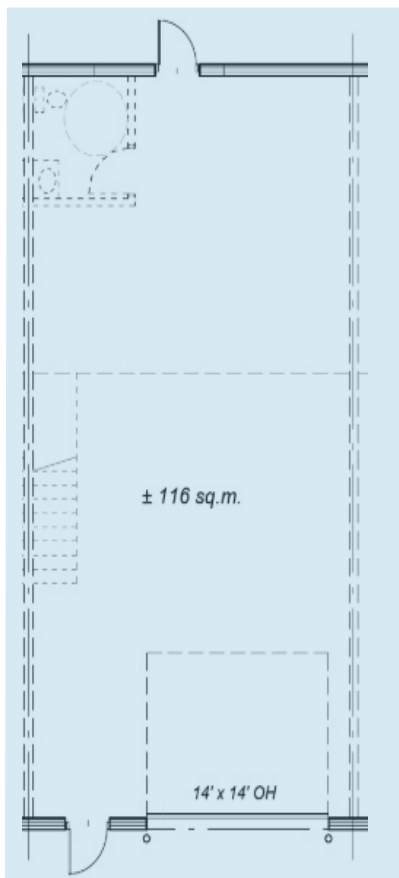
**The Highwood**

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

50' x 50'

Multiple Units

Available

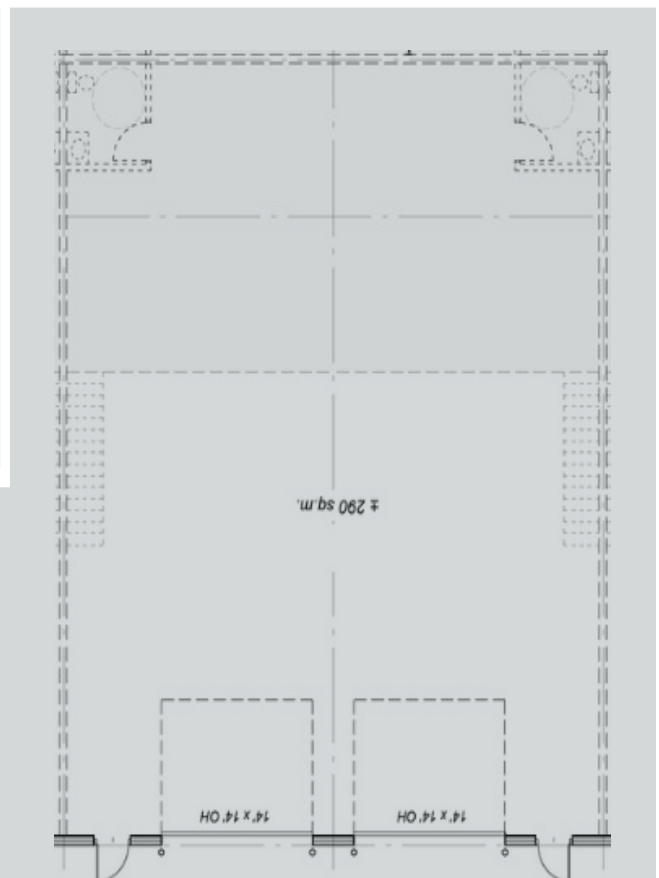
**The Clearwater**

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

25' x 50'

Multiple Units

Available

**The Bow**

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

50' x 62'6"

Multiple Units

Available

The site plan illustrates a development consisting of three buildings, A, B, and C, situated along Southbank Crescent. Building A, located at the top, is a long, rectangular structure with 13 individual bays, unsprinklered, and a total area of 16,000 sq. ft. Building B, on the right, is a vertical structure with 13 individual bays, unsprinklered, and a total area of 16,000 sq. ft. Building C, at the bottom, is a larger, more complex structure with 15 individual bays, sprinklered, and a total area of 32,250 sq. ft. The plan includes extensive parking areas with various markings and dimensions, as well as landscaping details like trees and shrubs. Annotations specify building materials, parking regulations, and access routes. A detailed inset at the bottom left provides specific information about fire truck access routes and vehicle clearance requirements.

Building A: 16,000 Sq. Ft.

Building B: 16,000 Sq. Ft.

Building C: 32,250 Sq. Ft.

Building C: 32,250 Sq. Ft.

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

E42 VENTURE BAYS



OKOTOKS, AB

FOR MORE INFORMATION, CONTACT:

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