

For Sale | Land

# Southbank Business District

Okotoks, AB



**David Jantzie**, Principal, SIOR  
D +1 587 293 3360  
david.jantzie@avisonyoung.com

**Tristan Starzynski**, Associate  
D +1 403 966 7894  
tristan.starzynski@avisonyoung.com

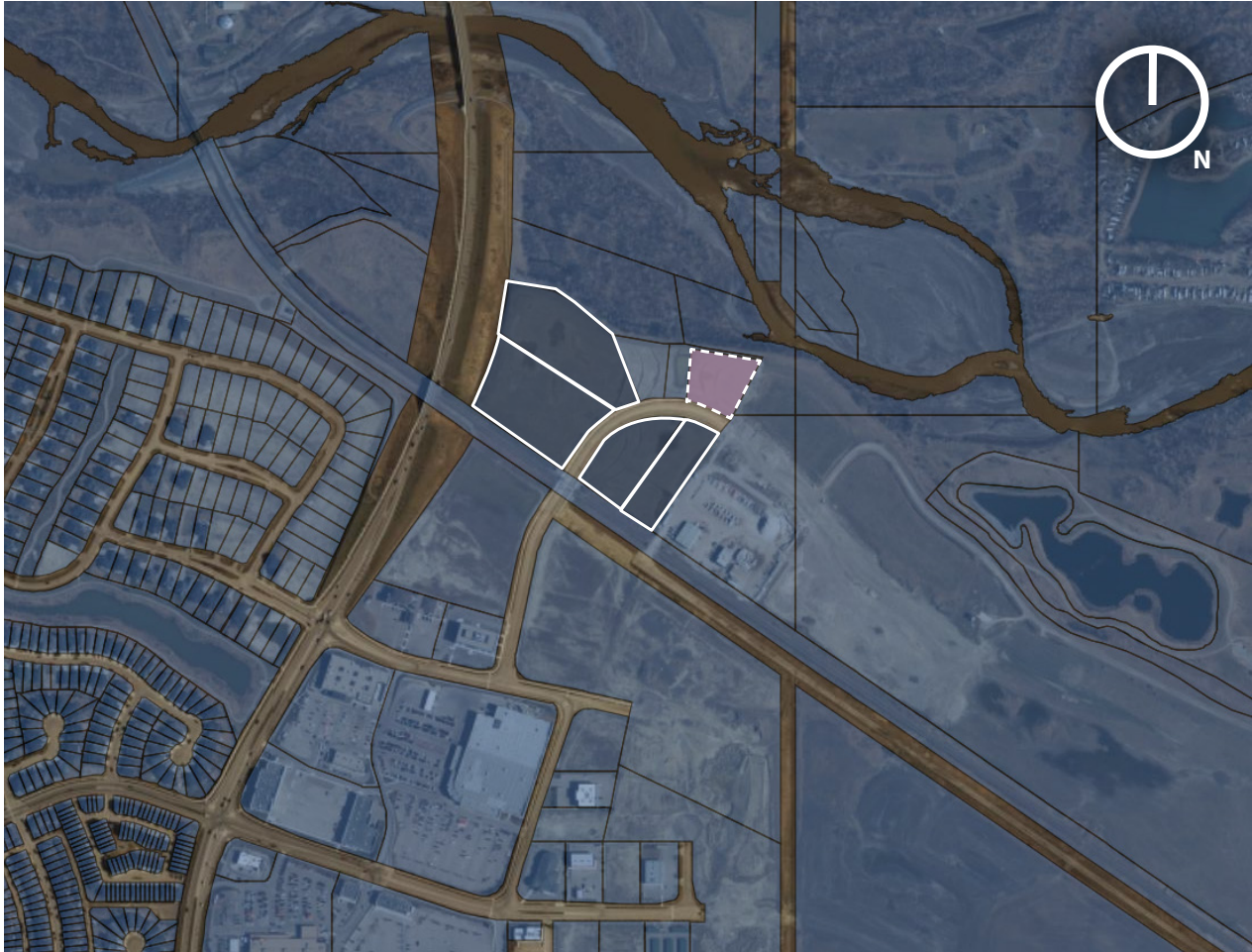
**Ayden Hamilton**, Associate  
D +1 403 629 9444  
ayden.hamilton@avisonyoung.com



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# Phase 1 - Final lot remaining



Pricing From

# \$625,000

per acre

**FULLY SERVICED AND  
SUBDIVIDED LOT**

**PARTIALLY STRIPPED  
REQUIRES GRADING**






Status	Municipal Address	Legal Description	Acres
Sold	25 Southbank Crescent	Plan 1812094; Block 37; Lot 9	4.11 Acres
Sold	33 Southbank Crescent	Plan 1812092; Block 37; Lot 4	3.95 Acres
Sold	40 Southbank Crescent	Plan 1812092; Block 38; Lot 1	2.11 Acres
Sold	44 Southbank Crescent	Plan 1812092; Block 38; Lot 2	1.92 Acres
<b>Available</b>	<b>45 Southbank Crescent</b>	<b>Plan 1812092; Block 37; Lot 6</b>	<b>1.46 Acres</b>



# Phase 2 - Fully services lots available 2026



## THE OPPORTUNITY

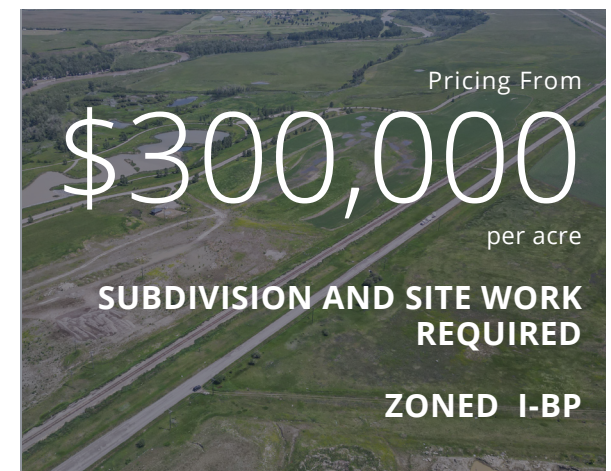
-  Lots are partially stripped and required grading
-  Underground utilities already installed
-  Subdivided by March 2026
-  Fully Serviced by July 2026
-  Zoned I-BP (Industrial Business Park)

Proposed Lot #	Status	Acres
16	Available	1.99 Acres
17	Available	1.99 Acres
18	Available	2.00 Acres
19	Available	2.97 Acres
20	Available	2.91 Acres

**Total of 11.86 gross developable acres**



# Phase 3 - Additional developable land





# Permitted & Discretionary uses

## INDUSTRIAL – BUSINESS PARK (I-B)

### PERMITTED USES

#### BUSINESS:

- Art's & Crafts
- Office

#### COMMERCIAL:

- Entertainment Establishment
- Animal Boarding & Breeding
- Restaurant / Cafe
- Retail & Service - Large
- Pop-Up
- Health & Human Services

#### INDUSTRIAL:

- Industrial - Light
- Outdoor Storage

#### INSTITUTIONAL:

- Death Care
- Government
- Recreation - Active
- Recreation - Passive
- Special Events

#### AGRICULTURE:

- Agriculture - Urban

#### OTHER:

- Public Utility
- Excavation, Stripping & Grading
- Private Utility

### DISCRETIONARY USES

#### RESIDENTIAL:

- Temporary Dwelling Unit(s)

#### LODGING:

- Short Term Lodging - Large

#### COMMERCIAL:

- Cannabis Retail
- Retail & Service - General
- Service Station

#### INDUSTRIAL:

- Industrial - Medium
- Wash Station

#### INSTITUTIONAL:

- Culture
- Education
- Emergency Medical & Treatment
- Parking Lot - Independent

#### AGRICULTURE:

- Agriculture - General
- Agriculture - Intensive

#### OTHER:

- Accessory Building or Structure





# Property highlights

- Future-flexible commercial infrastructure including dedicated fibre to your premises for best-in-class connectivity.
- Highly functional street ways with fire flows, curb and gutter, and easy way finding signage.
- Integrated natural spaces including the Southbank pathway system running across the entire east/west length of Southbank Business District and directly connected to Okotoks regional pathway system.
- Architectural and development controls aligned with Okotoks' sustainable growth plan.

## THE DEVELOPMENT

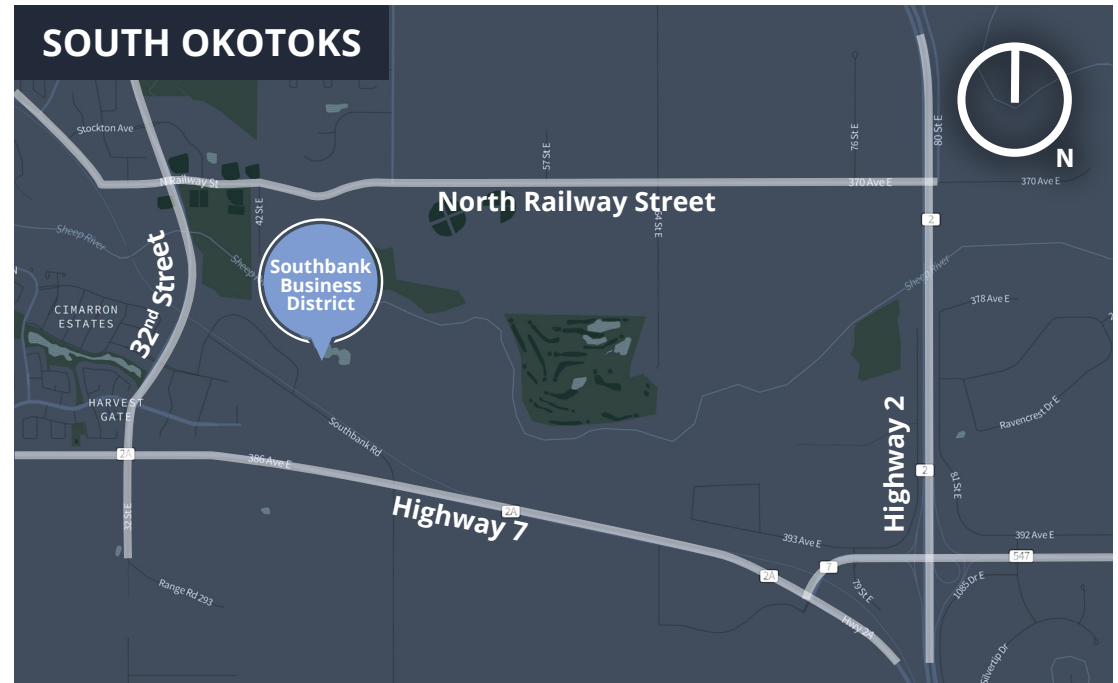
Southbank Business District is ideally situated within a 250,000+ person trading zone including rapidly growing, young prosperous town of Okotoks; nearby towns and hamlets; and ever-expanding south Calgary.

## OKOTOKS

Located here, you'll be 15 minutes from Calgary with it's 1.3 million population, 132 head offices and core financial, resource, technology, and education concentrations. Recognized for it's entrepreneurial spirit and the ease of running a business within, Okotoks was awarded the #6 spot on the list of Canada's Most Entrepreneurial Cities in 2015 by Canadian Federation of Independent Business.

## DEMOGRAPHICS (5 KM)

<b>16,441</b>	<b>899</b>	<b>30,405</b>
Labour Force	Businesses in the area	Population







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**BURNSWEST**

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082