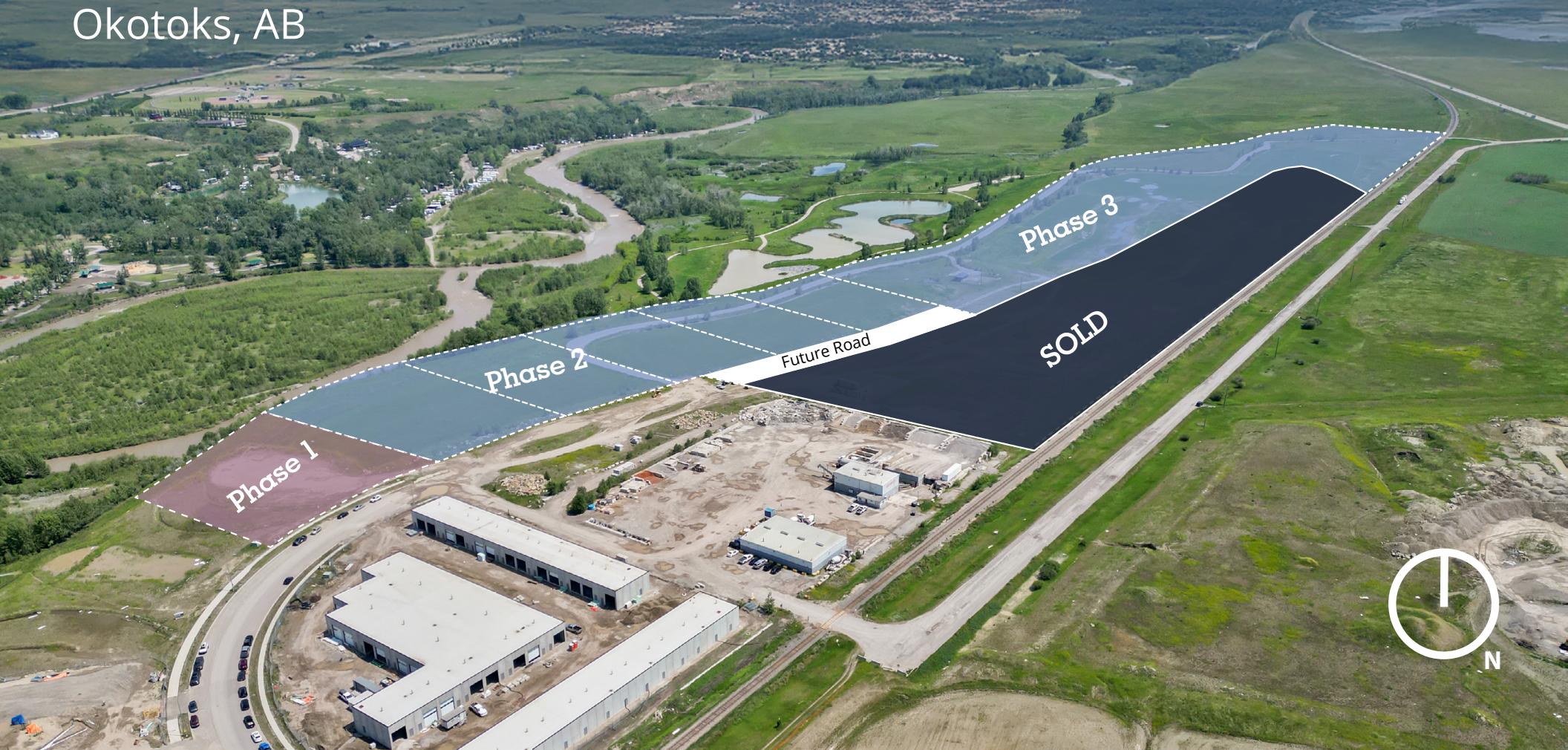


For Sale | Land

Southbank Business District

Okotoks, AB



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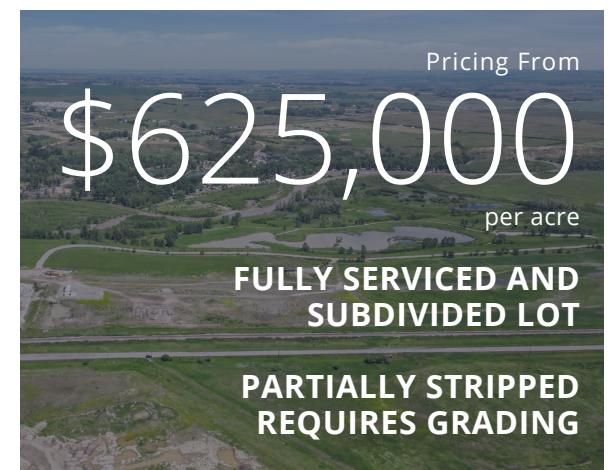
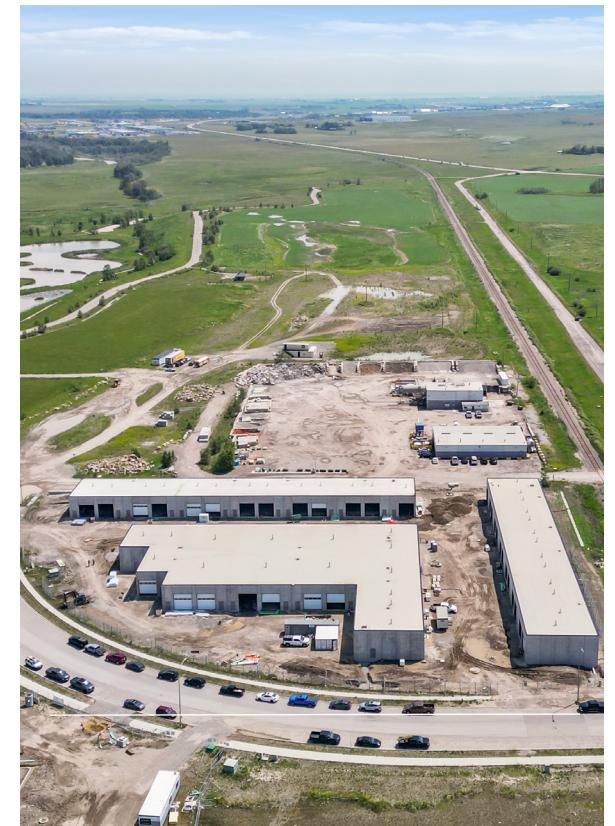
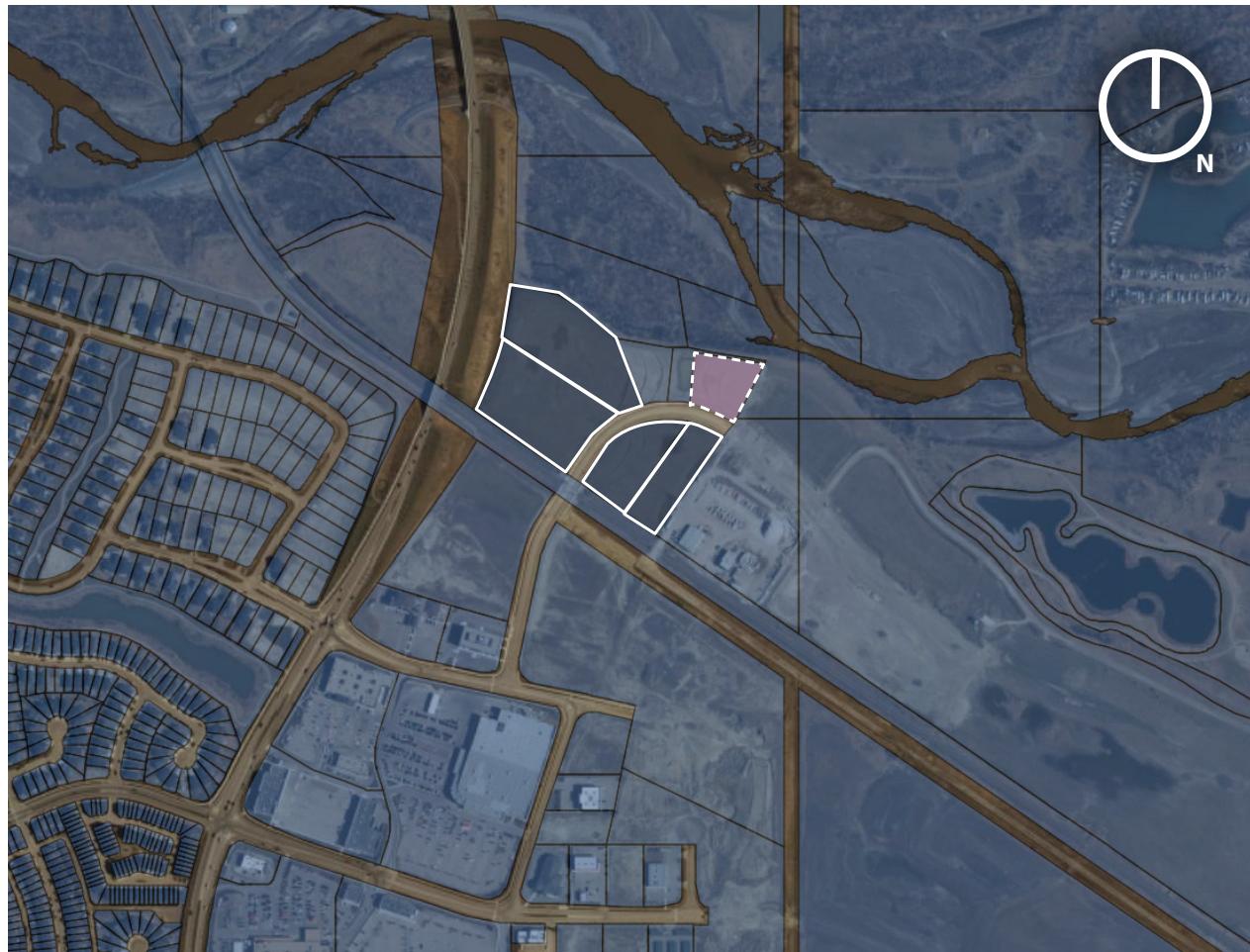
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BURNSWEST

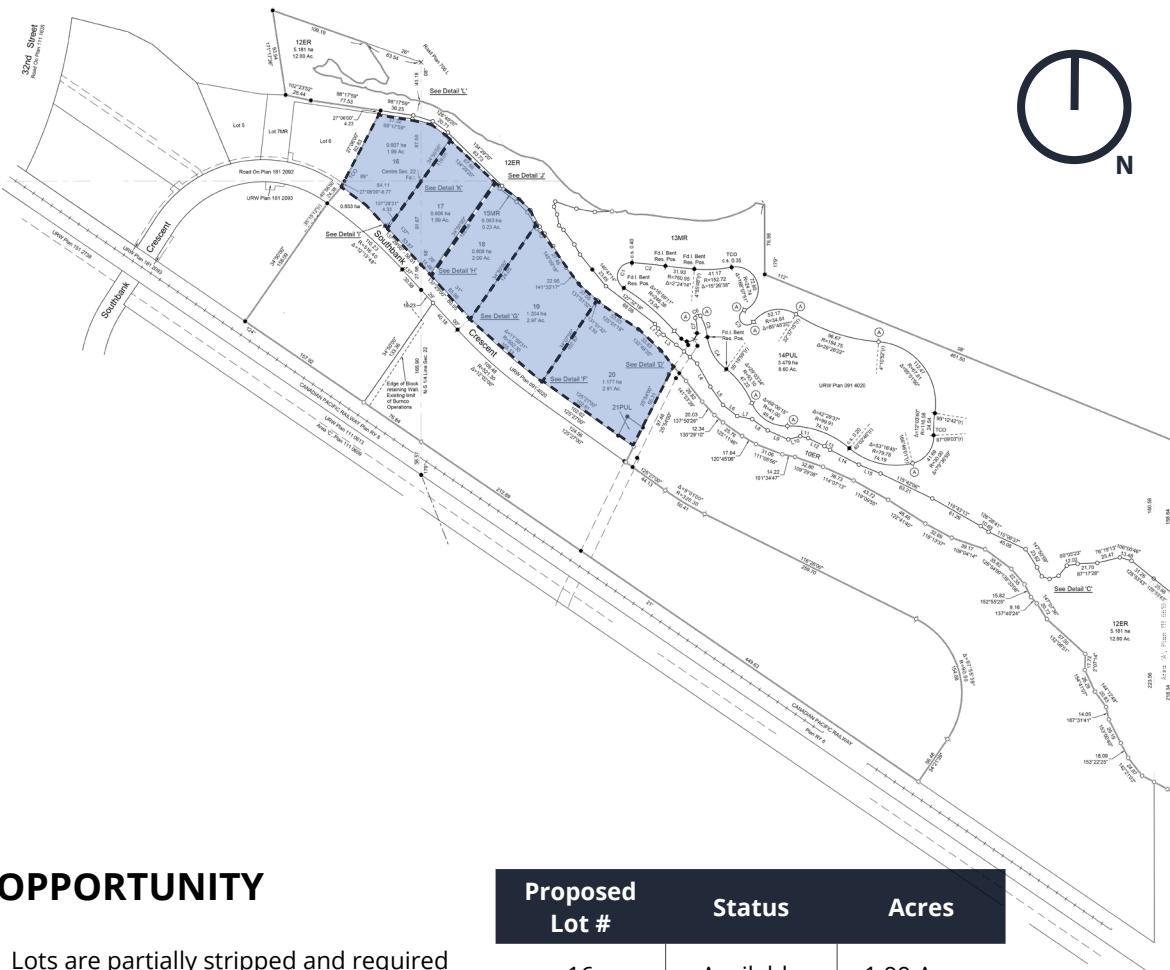
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YOUNG**

Phase 1 - Final lot remaining



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
Available	45 Southbank Crescent	Plan 1812092; Block 37; Lot 6	1.46 Acres

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

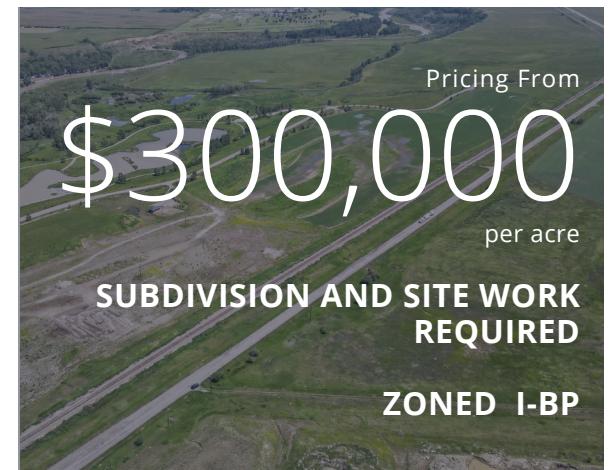




Pricing From **\$625,000**

FULLY SERVICED AND SUBDIVIDED LOTS

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:

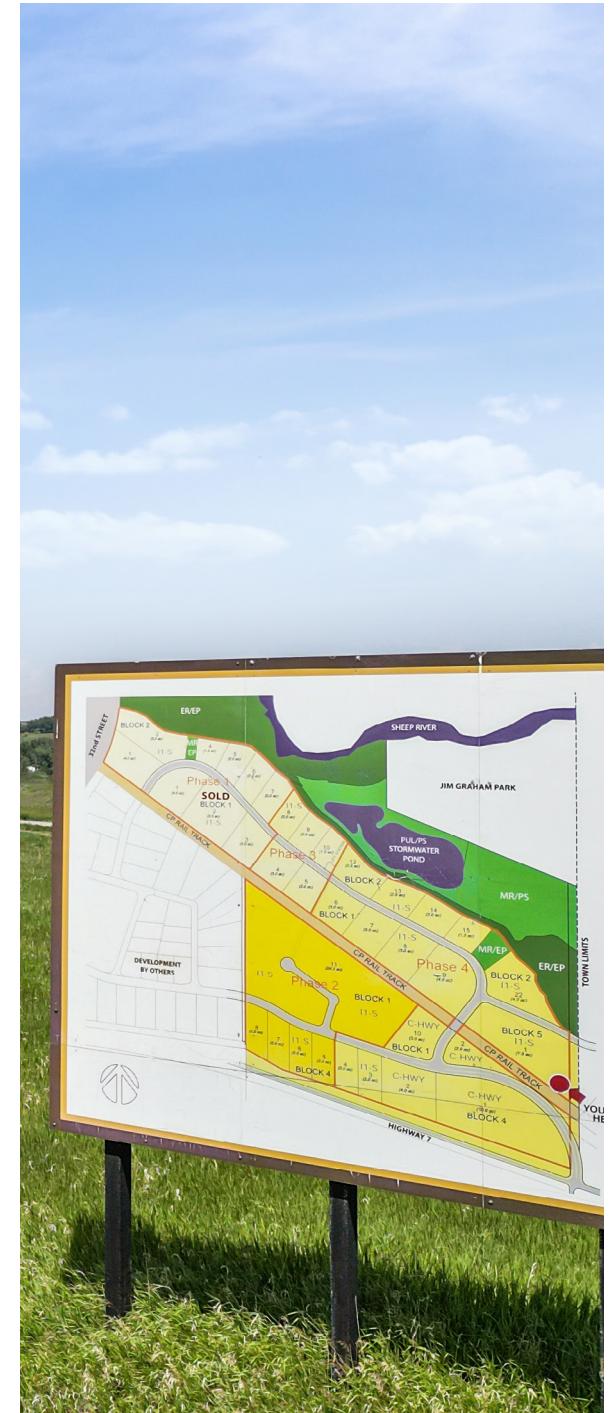
- Culture
- Education
- Emergency Medical & Treatment
- Parking Lot - Independent

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 its 1.3 million population, 132 head offices and core financial, resource, technology, and education concentrations. Recognized for its 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.

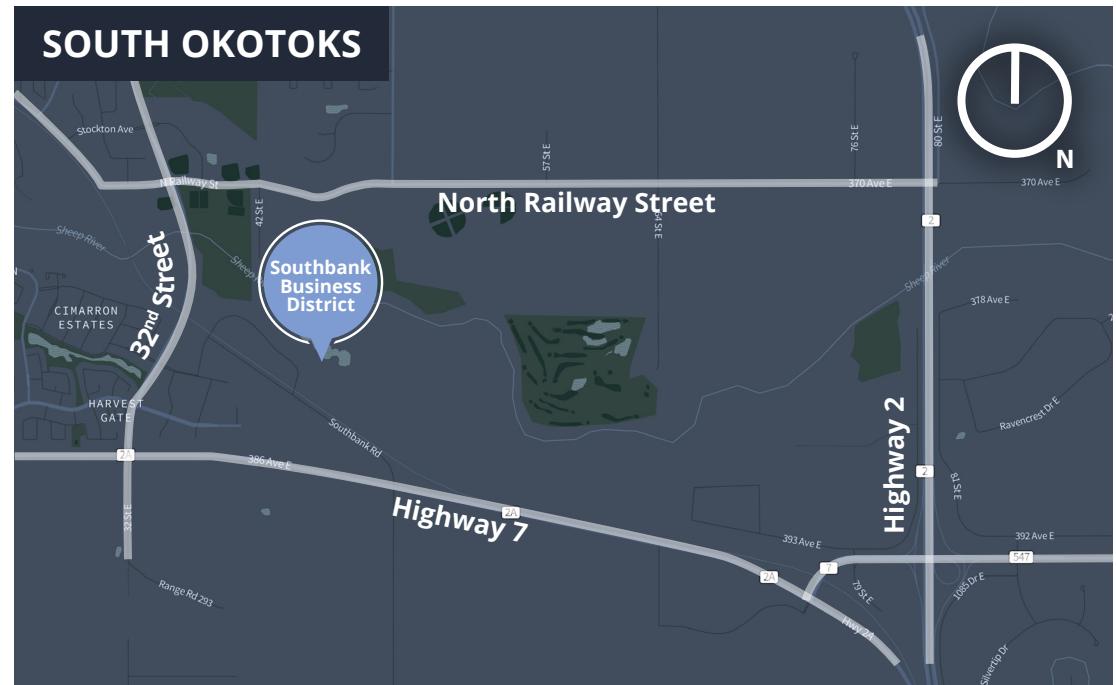
DEMOGRAPHICS (5 KM)

16,441 **899** **30,405**

Labour Force

Businesses in
the area

Population





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 **BURNSWEST**

**AVISON
YOUNG**