



1 Ranchers Blvd, Okotoks, AB T1S 0K5

CENTURY 21



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Units for sale in new development coming Fall 2025. Unit sizes range from 950 sq ft to 1569 sq ft. Additional 6200 sq ft building coming soon.

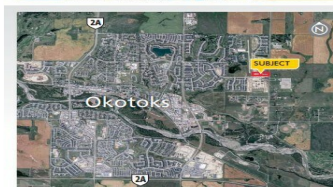
This retail plaza is located in the busy residential community of Air Ranch in Okotoks, AB. Many uses available including Medical, Pizza, Pet Shop, Vet Clinic, Nail Salon, Barbershop and more! Also available is a 6200 sq ft building. Can fit uses including fitness center, bank, retail store, etc.

- Many uses available including Medical, Pizza, Pet Shop, Vet Clinic, Nail Salon, Barbershop, Gym and more! Single 6200 sq ft building coming soon.
- Excellent exposure in a busy residential neighborhood.
- Current occupants include Shell Gas Station, Daycare, Pharmacy, Liquor Store, Bakery.



AIR RANCH COMMUNITY

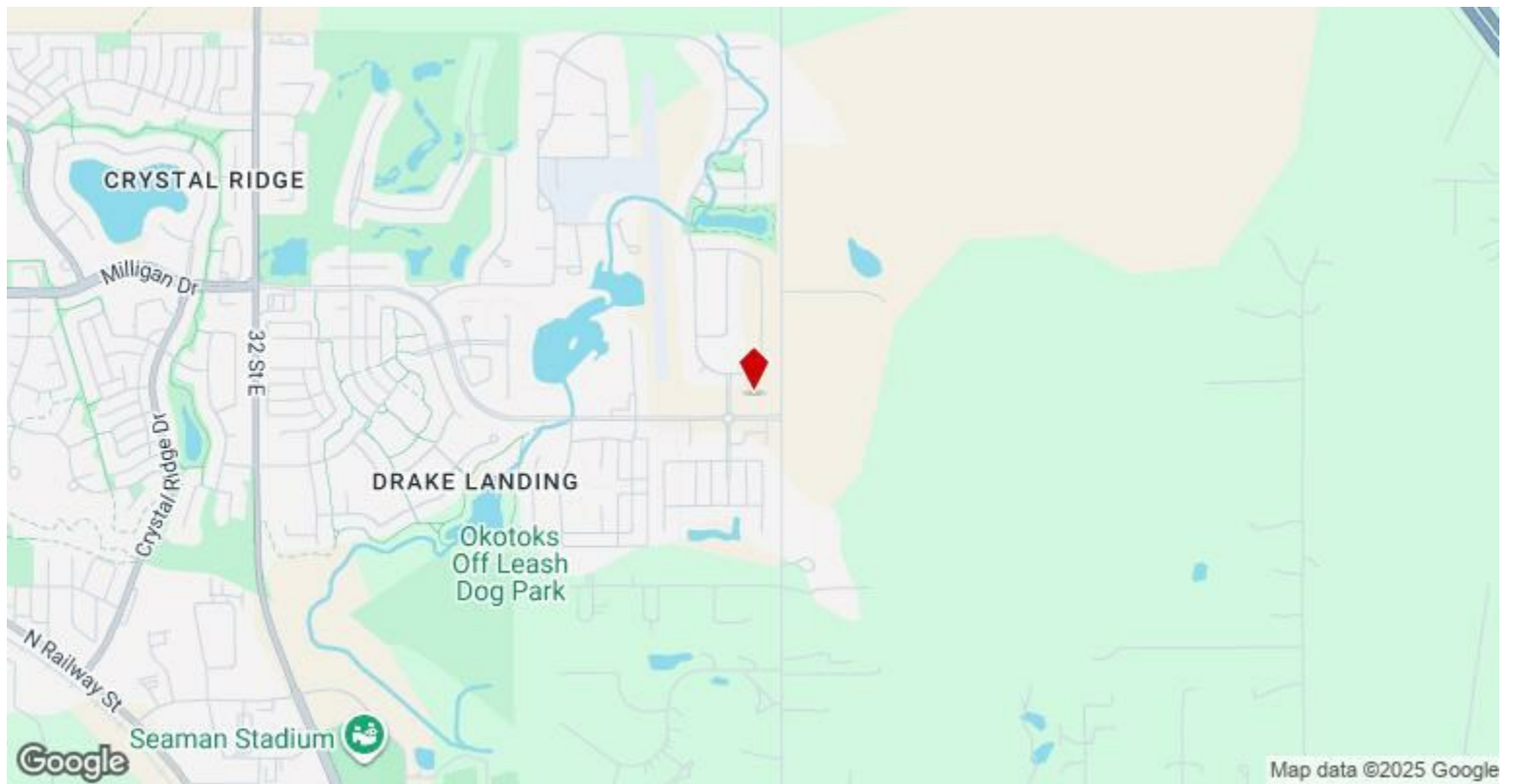
Okotoks was one of the few communities its size to have its own airport. A number of small air shows were held there over the years. It was the home of an aircraft charter company, flight school, and a helicopter flying school. The site has now evolved into an airpark community called the Okotoks Air Ranch, where the property owners, if they wish, can build homes with attached hangars for their private planes. Otherwise, like other communities in the vicinity of Calgary, it is served by the Calgary International Airport.



OKOTOKS' DEMOGRAPHICS

Okotoks' population is approximately 30,000 people and has continued to experience consistent and ongoing growth; recent annexation will accommodate expected growth to 80,000 people, including additional commercial development opportunities over the next decades. The trade area for industries, select retail and professional service businesses is approximately 250,000 people, extending as far as South Calgary and South-East British Columbia. Okotoks is located 15 minutes south of Calgary and 40 minutes from the International Airport.

Price:	\$625,350
Unit Size:	1,137 SF
No. Units:	1
Total Building Size:	4,736 SF
Property Type:	Retail
Property Subtype:	Storefront
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	1
Typical Floor Size:	1,137 SF
Year Built:	2025
Lot Size:	0.41 AC
Parking Ratio:	0/1,000 SF
Walk Score ®:	5 (Car-Dependent)



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Contact for more info.

Property Photos



Property Photos



Aerial



Construction Photo