

Blackstone

Commercial Real Estate Services

For More Info.

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The Point IN OKOTOKS





152 Southbank Street | Okotoks, Alberta



Property Details

Size Available:	Units 1 - 19 1,073 SF - 2,859 SF
Availability:	Completion Q1 2025 (Est.)
Net Rate:	\$40.00 PSF
Op Costs:	\$4.56 PSF (Est.)
Property Taxes:	TBD
Sale Price:	\$550.00 PSF
Zoning:	Industrial Business Park (IBP)
Signage:	Fascia & Pylon
Building Size:	23,659 SF
Land Size:	1.56 acres
Building Height:	Twenty-Six Feet
Parking:	Scramble

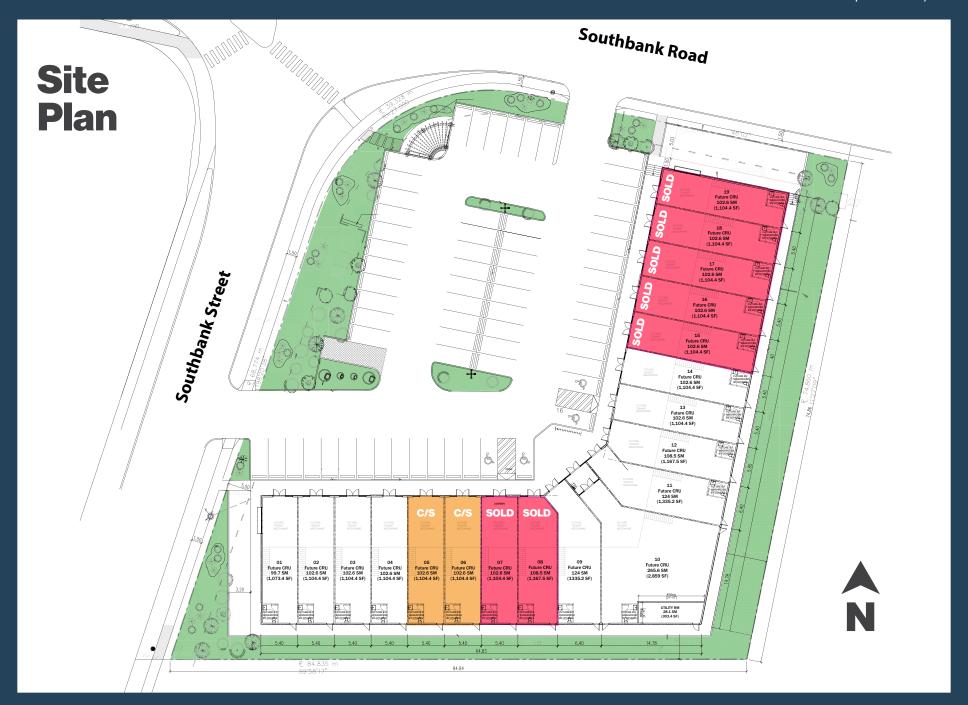


- Serving the Community of Okotoks and the Greater High River Area
- New Development Located Next to Costco
- Mezzanine Levels Available
- Land Use Classification:

Business: Art & Crafts, Office, Printing, Showroom, Insurance, Data Centre, Medical/Professional Services, Health & Wellness, Hair Salon Commercial: Entertainment Establishment, Animal Boarding & Breeding, Restaurant/Café, Cannabis Retail, Retail and Service (general/large), Clothing/Boutique, Grocery Store, Pizza, Pop-up, Liquor & Wine Store, Food Franchise Industrial: Industrial Light, Outdoor Storage, Warehouse Institutional: Death Care, Government, Recreation (active/passive), Sports Centre, Special Events Agriculture: Urban Agriculture Other: Public Utility, Excavation, Stripping & Grading, Private Utility

UNIT SIZE	TOTAL PRICE
Unit 1 - 1,073.4 SF	\$ 590,370.00
Unit 2 - 1,104.4 SF	\$ 607,420.00
Unit 3 - 1,104.4 SF	\$ 607,420.00
Unit 4 - 1,104.4 SF	\$ 607,420.00
Unit 5 - 1,104.4 SF	C/S \$ 607,420.00
Unit 6 - 1,104.4 SF	C/S \$ 607,420.00
Unit 7 - 1,104.4 SF	SOLD
Unit 8 - 1,167.5 SF	SOLD
Unit 9 - 1,192.6 SF	\$ 655,930.00
Unit 10 - 2,859.0 SF	\$ 1,572,450.00
Unit 11 - 1,335.2 SF	\$ 734,360.00
Unit 12 - 1,167.5 SF	\$ 642,125.00
Unit 13 - 1,104.4 SF	\$ 607,420.00
Unit 14 - 1,104.4 SF	\$ 607,420.00
Unit 15 - 1,104.4 SF	SOLD
Unit 16 - 1,104.4 SF	SOLD
Unit 17 - 1,104.4 SF	SOLD
Unit 18 - 1,104.4 SF	SOLD
Unit 19 - 1,104.4 SF	SOLD











Getting to know





HOUSEHOLD INCOME \$130,000

Okotoks & REGION



FUTURE TRANSPORTATION

The Province of Alberta is conducting a feasibility study surrounding the development of a Commuter Rail Line linking Okotoks to Calgary. This could potentially be a high-speed rail line, linking the city Okotoks to the City of Calgary's Light Rail Transit (LRT) System.

Okotoks is a beautiful community located 15 minutes from south Calgary in a thriving trade zone that encompasses businesses from all around southern Alberta. Calgary is the 3rd largest municipality in Canada and is the largest city in Alberta and the Prairie provinces.

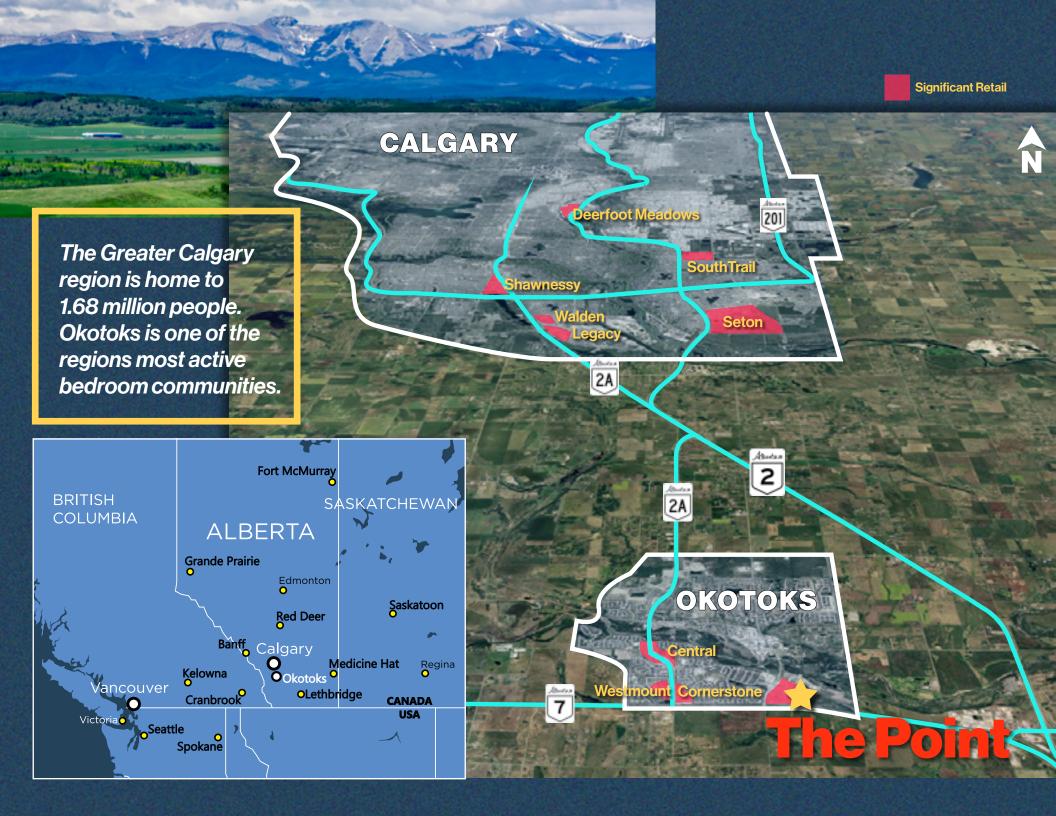
Okotoks has an estimated trade market of 250,000 people and Calgary with its population of 1.6 million people, provides a valuable link to a larger economic market.

Okotoks has an above average household income compared to other communities in the greater Calgary region - this has created a vibrant and active retail community and ranks higher than average with many national and international retailers per-capita.

Okotoks is part of the Calgary Metropolitan
Region, with a combined population of 1.68 million
people and includes the City of Calgary, Foothills
County to the south, Rocky View County to the
west, north, and east, and a western portion of
Wheatland County further to the east. Also within
these boundaries are the cities of Airdrie and

Chestermere, seven towns: Cochrane, Crossfield, Diamond Valley, High River, Irricana, **Okotoks**, and Strathmore, two villages: Beiseker and Longview, and two First Nations communities: Tsuu T'ina 145 and Eden Valley 216.

The Calgary Metropolitan Region is a major transportation hub for southern Alberta,
Saskatchewan, eastern British Columbia, and parts of the northern United States. It is home to the Calgary International Airport, the fourth busiest airport in Canada in terms of total aircraft movements.



Welcome to Southern Alberta







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