

**READY FOR POSSESSION**

SUMMER 2025



**NAI** Advent  
ADVENT COMMERCIAL REAL ESTATE CORP.

**FOR SALE | E42 BIJOU BAYS**  
40 Southbank Crescent | Okotoks, AB





# FOR SALE | E42 BIJOU BAYS

Industrial / Commercial condos



## Property Details

Location	Southbank Business Park, Okotoks, AB
Zoning	IBP
Bay Sizes	Starting from 1,250 SF
Phase 1	Building A - 13 Individual Bays - Unsprinklered Building C - 15 Individual Bays - (Sprinklered)
Phase 2	Building B - 13 Individual Bays
Sale Price	\$285 / SF

## Location

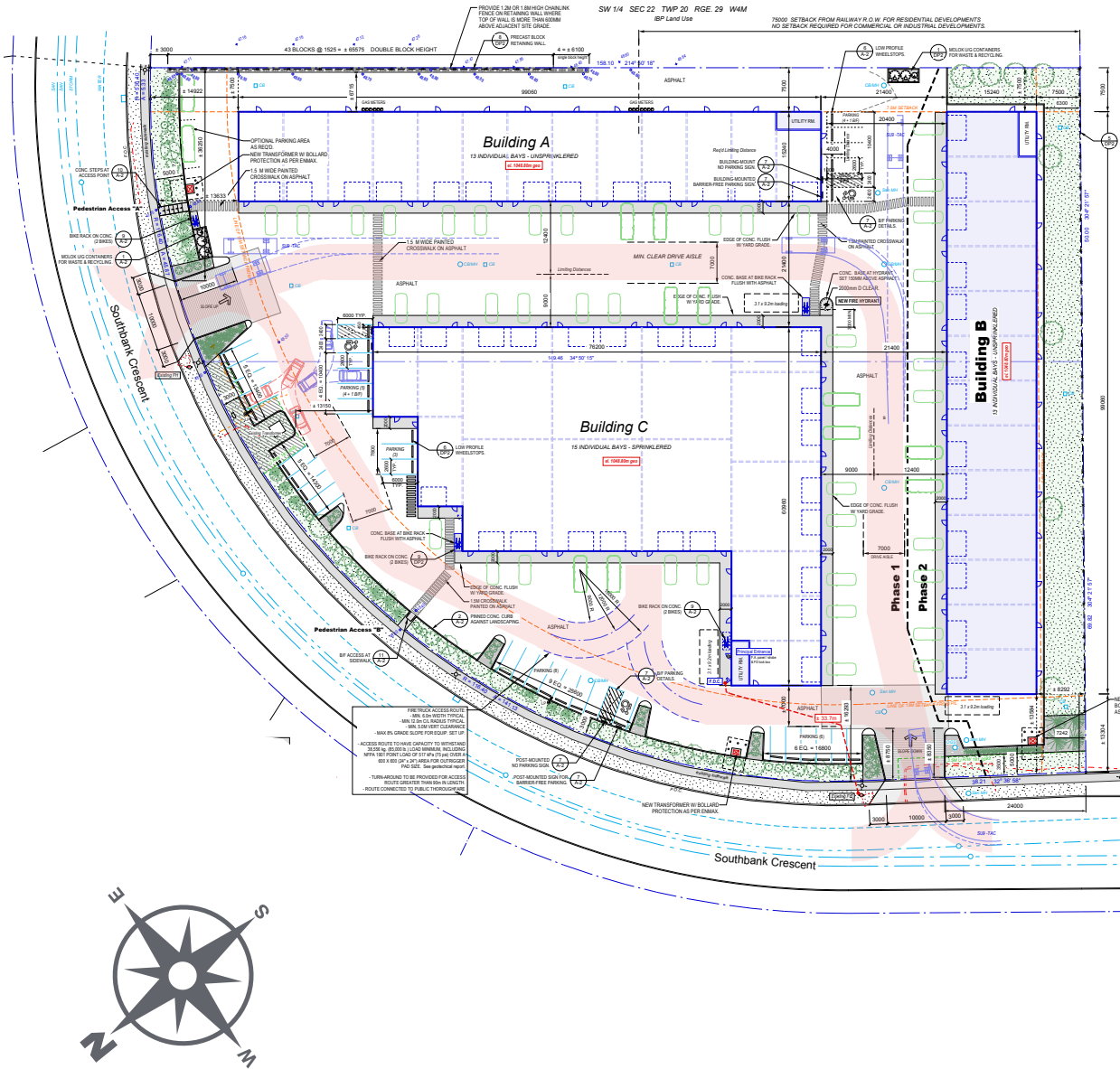
Situated in Southbank Business Park E42 bays are adjacent to a bustling Costco, as well as other prominent businesses and large-scale retailers. It is perfectly positioned with easy access to key amenities:

- » Best Western hotel - 50 metres.
- » Costco - 200 metres.
- » QE #2 highway - 3 km.
- » Calgary - 18 km.

## Property Highlights

- » Three State-of-the-Art light industrial/flex buildings, designed to accommodate a variety of industrial and commercial uses.
- » Phase 1 includes Buildings A and C. Building C is ESFR sprinklered
- » The E42 Bijou bays' strategic location positions it as a significant addition to Okotoks' growing industrial/flex landscape.

40 SOUTHBANK CRESCENT | OKOTOKS, AB



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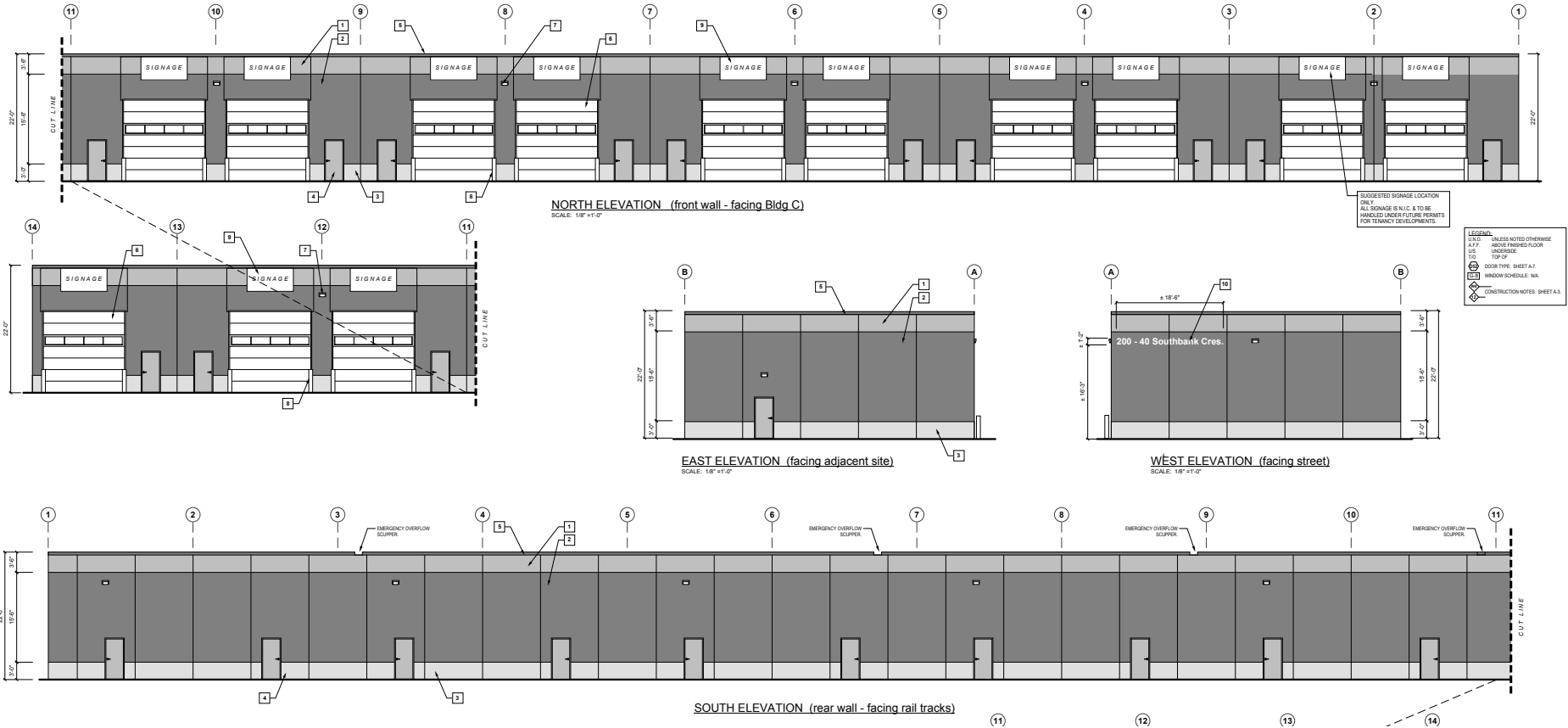
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## Key Unit Features

- » Mezzanine optional with 17'-9 1/2" - clear height
- » 1 x DI (14'x14') per bay
- » Assigned parking stall(s) with each unit.
- » Plumbing rough-ins and unit heater included
- » Prices start at \$356,250 + GST



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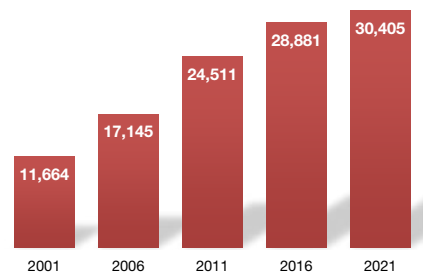
## Population & Demographics

Total Population  
**30,405**

Median Household Income  
**\$117,000**

Median Age  
**39.2**

POPULATION GROWTH



## Town of Okotoks

Nestled just south of Calgary, Okotoks, Alberta, offers a picturesque escape into small-town charm blended with modern amenities. This vibrant community is known for its welcoming atmosphere and scenic beauty, highlighted by the Sheep River, which gracefully meanders through the town. Okotoks proudly maintains a strong commitment to sustainability and growth, making it an ideal location for both new families and businesses alike.

The town's thriving economy is supported by a diverse range of industries from retail to high-tech, all enriched by a highly skilled local workforce. With excellent transportation links, proximity to major highways, and a supportive community network, Okotoks is positioning itself as a compelling destination for commercial investment in the heart of Alberta.

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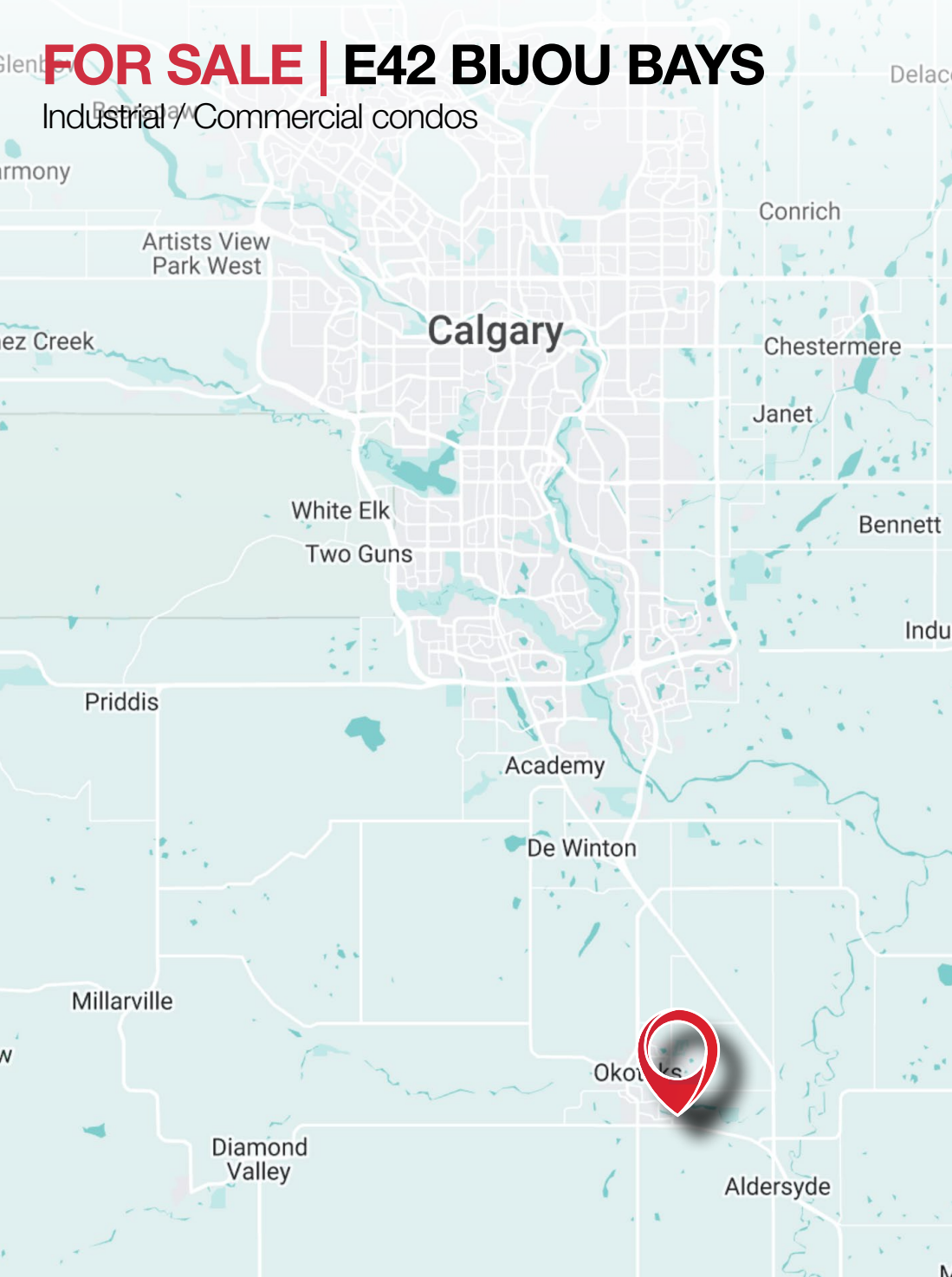
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## Zoning & Uses

### PERMITTED USES

- » Animal Boarding & Breeding
- » Industrial - Light
- » Entertainment Establishment
- » Pop Up
- » Recreation - Active
- » Recreation - Passive
- » Special Events
- » Arts & Crafts
- » Office
- » Retail & Service - Large
- » Agriculture - Urban
- » Government
- » Death Care
- » Excavation, Stripping & Grading
- » Public Utility
- » Private Utility

### DISCRETIONARY USES

- » Retail & Service - General
- » Cannabis Retail
- » Human Services
- » Education
- » Agriculture - General
- » Agriculture - Intensive
- » Industrial - Medium
- » Wash Station

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