

For Sale

3800 SOUTHBANK ROAD
Okotoks, AB



BUILDING
1

BUILDING
2
(TO BE REMOVED)

±5.81 ACRES OF LAND IDEAL FOR SALE

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Property summary

ADDRESS

3800 Southbank Road, Okotoks, AB

LEGAL DESCRIPTION

(4-20-20-22-SW)

DISTRICT

Southbank

ZONING

I-BP (Business Park District)

LAND AREA

± 5.81 acres

TAXES

\$50,466.50 (2025)

SALE PRICE

\$4,500,000



THE OPPORTUNITY



Prime re development location with flexibility to retain Building 1 and remove Building 2



Multiple developments under way in surrounding area



Graveled & compacted yard



Conveniently located just off highway 2A

BUILDING INFORMATION

BUILDING 1 SHOP: 9,150 SF

- Loading: 4 drive-ins
- Unit heaters included
- Air lines throughout
- Clear span shop

BUILDING 2 (SHOP & OFFICE): To be removed



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

Location



DEMOGRAPHICS

5km

16,441
Labour Force

899
Businesses in the area

30,405
Population

OKOTOKS



Thank you for your interest!

If you would like more information on any of our services, please call or visit us online.

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VISIT US ONLINE

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