

# Retail Investment Opportunity



**For More Info.**

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## The Point IN OKOTOKS

152 Southbank Street | Okotoks, Alberta



# Property Details

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

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	<b>C/S</b> \$ 607,420.00
Unit 6 - 1,104.4 SF	<b>C/S</b> \$ 607,420.00
Unit 7 - 1,104.4 SF	<b>SOLD</b>
Unit 8 - 1,167.5 SF	<b>SOLD</b>
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	<b>SOLD</b>
Unit 16 - 1,104.4 SF	<b>SOLD</b>
Unit 17 - 1,104.4 SF	<b>SOLD</b>
Unit 18 - 1,104.4 SF	<b>SOLD</b>
Unit 19 - 1,104.4 SF	<b>SOLD</b>

## → Highlights

- 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



# Site Plan



Southbank Street

Southbank Road







# Getting to know

# Okotoks & REGION



MEDIAN AGE  
38.9



POPULATION  
31,959



HOUSEHOLD INCOME  
\$130,000

## FUTURE TRANSPORTATION INFRASTRUCTURE

*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.

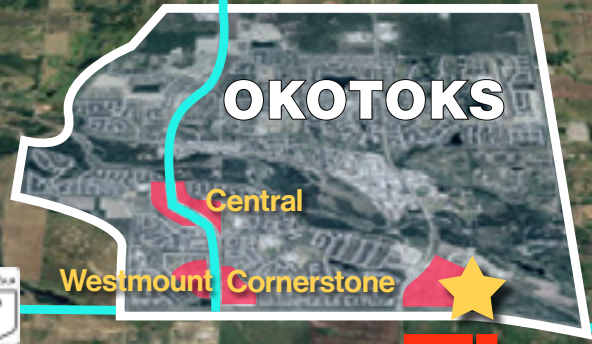
The Calgary Metropolitan Region is a major transportation hub for southern Alberta, Saskatchewan, eastern British Columbia, and parts of the northern United States. It is home to the Calgary International Airport, the fourth busiest airport in Canada in terms of total aircraft movements.



Significant Retail



*The Greater Calgary region is home to 1.68 million people. Okotoks is one of the regions most active bedroom communities.*



**The Point**

# Welcome to Southern Alberta

*Calgary experienced  
the largest population  
increase among  
major Canadian  
CMA's in 2023 of 6%*

## **The Calgary Region**

*One of the economic engines of Canada*







# CANADA

# USA

# MEXICO

**GDP - Vancouver**  
CA\$163.8 billion

**GDP - Calgary**  
CA\$103.0 billion

**GDP - Montreal**  
CA\$228.7 billion

**GDP - Toronto**  
CA\$430.9 billion

Canada's 4 biggest cities are the economic engines of the country accounting for 44 per cent of Canada's gross domestic product and 41 per cent of total employment.

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Pacific Ocean

Atlantic Ocean



# Thank you for your Interest!

## For More Info.

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