

Blackstone

For Lease/Sale

152 Southbank Street | Okotoks, Alberta
Brand New Retail in Southbank Business Park

The Point

up to 3,000 SF available

Located Next to Costco

Video ▶



Mahmud Rahman *VP /Associate*

P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens *Senior Associate*

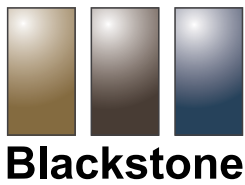
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E rwiens@blackstonecommercial.com

Peter Seto *Associate*

P 403.930.8647

E pseto@blackstonecommercial.com



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| | |
|-------------------------|------------------------------------|
| 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 |

| 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 - 1,335.2 SF | \$ 734,360.00 |
| 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 | \$ 607,420.00 |
| 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 |

Highlights

- Watch our Video Overview: <https://youtu.be/agmlzaDkbUE>
- 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





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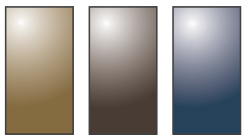
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WESTMOUNT
pop: 3,034

CIMARRON
pop: 5,798

DRAKE LANDING
pop: 1,756

CRYSTAL RIDGE
pop: 4,097

**SOUTHBANK
BUSINESS PARK**

**Property
Location**

Future
Commercial
Industrial
Developments



NEIGHBORHOOD
Okotoks



**POPULATION
3KM**
32,484



MEDIAN AGE
38



HOUSEHOLD INCOME
\$132,000

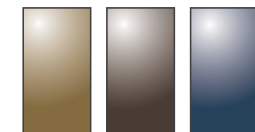


TRAFFIC COUNT
11,740 VPD | 1 Southridge at Hwy 7

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Thank you for your Interest



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