

# The Point

up to 3,000 SF available

# For Lease/Sale

152 Southbank Street | Okotoks, Alberta

**Brand New Retail in Southbank Business Park**

**Located Next to Costco**

**Video** 



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**Size Available:** Units 102-138 | 1,073 SF - 3,000 SF

**Availability:** Completion Q2 2026 (Est.)

**Net Rate:** \$42.00 PSF

**Op Costs:** \$4.56 PSF (Est.)

**Property Taxes:** TBD

**Sale Price:** \$575.00 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    |
|-------------------|----------------|
| #138 - 1,073.4 SF | \$ 617,205.00  |
| #136 - 1,104.4 SF | \$ 635,030.00  |
| #134 - 1,104.4 SF | \$ 635,030.00  |
| #132 - 1,104.4 SF | \$ 635,030.00  |
| #130 - 1,104.4 SF | \$ 635,030.00  |
| #128 - 1,104.4 SF | \$ 635,030.00  |
| #126 - 1,104.4 SF | <b>LEASED</b>  |
| #124 - 1,167.5 SF | \$ 671,312.50  |
| #122 - 1,335.2 SF | \$ 767,740.00  |
| #120 - 2,859.0 SF | \$1,643,925.00 |
| #118 - 1,335.2 SF | \$ 767,740.00  |
| #116 - 1,167.5 SF | \$ 671,312.50  |
| #114 - 1,104.4 SF | <b>LEASED</b>  |
| #112 - 1,104.4 SF | \$ 635,030.00  |
| #110 - 1,104.4 SF | <b>SOLD</b>    |
| #108 - 1,104.4 SF | <b>SOLD</b>    |
| #106 - 1,104.4 SF | <b>SOLD</b>    |
| #104 - 1,104.4 SF | <b>SOLD</b>    |
| #102 - 1,104.4 SF | <b>SOLD</b>    |

## 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

The logo for Costco Wholesale, featuring the word "costco" in a red, bold, sans-serif font with a registered trademark symbol, and "WHOLESALE" in a smaller, blue, bold, sans-serif font positioned above and to the right of the red text.

Southbank Street

# *Southbank Road*

# SOLD Daycare

LEASE  
FUTUR  
TENANT  
MEZZA

# MEZZANINE

# MEZZANINE

# Restaurant

LEASED

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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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