

**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

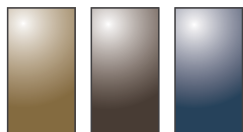
P 403.930.8649

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 - 3,000 SF

**Availability:** Completion Q2 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 **C/L** \$ 607,420.00

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 **C/L** \$ 607,420.00

Unit 14 - 1,104.4 SF \$ 607,420.00

Unit 15 - 1,104.4 SF **SOLD**

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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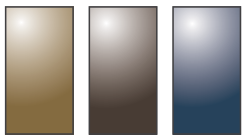
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**NEIGHBORHOOD**  
Okotoks



**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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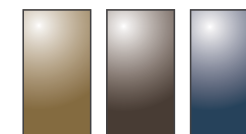
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# Thank you for your Interest



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