

## The Point

up to 3,000 SF available

Video ▶



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<b>Size Available:</b>	Units 102-138   1,073 SF - 3,000 SF
<b>Availability:</b>	Completion Q2 2026 (Est.)
<b>Net Rate:</b>	\$42.00 PSF
<b>Op Costs:</b>	\$4.56 PSF (Est.)
<b>Property Taxes:</b>	TBD
<b>Sale Price:</b>	\$575.00 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
#138 - 1,073.4 SF	\$ 617,205.00
#136 - 1,104.4 SF	<sup>C/S</sup> Restaurant \$ 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	<b>LEASED</b>
#114 - 1,104.4 SF	<b>LEASED</b>
#112 - 1,104.4 SF	<b>LEASED</b>
#110 - 1,104.4 SF	\$ 635,030.00
#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

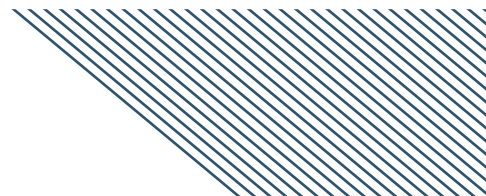




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**NEIGHBORHOOD**  
Okotoks



**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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