

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 Associate

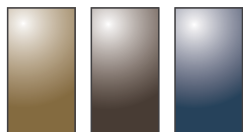
P 403.930.8649

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 - 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

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

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	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

Site Plan



Southbank Street

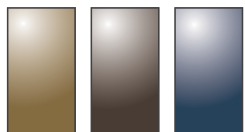
Southbank Road





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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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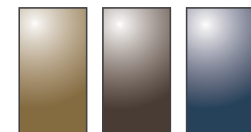
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Thank you for your Interest



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