

Blackstone
Commercial Real Estate Services Inc.

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

Size Available:	Units 102-138 1,073 SF - 3,000 SF
Availability:	Completion Q4 2025 (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

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
#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	LEASED
#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	LEASED
#112 - 1,104.4 SF	\$ 635,030.00
#110 - 1,104.4 SF	SOLD
#108 - 1,104.4 SF	SOLD
#106 - 1,104.4 SF	SOLD
#104 - 1,104.4 SF	SOLD
#102 - 1,104.4 SF	SOLD

Southbank Street

Southbank Road





Mahmud Rahman VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

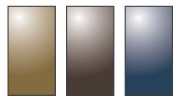
P 403.930.8649

E rwiens@blackstonecommercial.com

Peter Seto Associate

P 403.930.8647

E pseto@blackstonecommercial.com



Blackstone
Commercial Real Estate Services Inc.

For Lease/Sale

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





NEIGHBORHOOD
Okotoks



POPULATION
3KM
32,484



MEDIAN AGE
38



HOUSEHOLD INCOME
\$132,000



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

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

Thank you for your Interest



BlackstoneCommercial.com

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



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