

The Point

up to 3,000 SF available

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	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

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

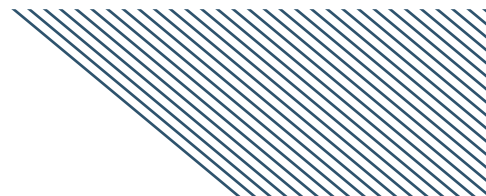


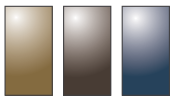


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Blackstone
Commercial Real Estate Services Inc.

For Lease/Sale

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





WESTMOUNT
pop: 3,034

CIMARRON
pop: 5,798

**SOUTHBANK
BUSINESS PARK**

DRAKE LANDING
pop: 1,756

CRYSTAL RIDGE
pop: 4,097

Future
Commercial
Industrial
Developments

Property
Location



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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